



Price

£700,000  
Freehold

Longlands Farm, Sandown Road, Bembridge  
isle of Wight, PO35



Longlands Farm, Sandown Road,  
Bembridge Isle of Wight, PO35

9.6 miles from Fishbourne to Portsmouth Ferry  
13 miles from East Cowes to Southampton Ferry  
6.8 miles from Ryde Catamaran & Hover Travel

A stunning countryside home offering a seamless blend of character and modern comfort. Eco-friendly systems and excellent natural light make this a bright, stylish and inviting retreat.

Beautifully converted former barn  
combining character features with  
modern, eco-friendly living

Vaulted ceilings, exposed oak beams  
and extensive glazing

Two spacious first-floor bedroom suites  
plus two ground-floor double bedrooms

Landscaped gardens, private parking and  
double garage in a peaceful rural setting

Short walk to Whitecliff Bay and easy  
access to Newport, Ryde and mainland  
links





Situated in a peaceful rural setting on the edge of Bembridge, this beautifully converted former barn offers an appealing blend of character and modern, eco-friendly living. Retaining its rustic charm through exposed oak beams and vaulted ceilings, the home is filled with natural light thanks to large areas of double glazing and electrically operated Velux windows. The design creates a warm and inviting atmosphere that feels both contemporary and true to its heritage. The spacious layout is arranged over two floors, beginning with a bright entrance hall featuring a solid oak staircase that leads to the main bedroom suite. The sitting room is a standout space, with floor-to-ceiling French doors opening onto the garden, high-set windows, and a multi-fuel stove on a slate hearth. A second oak staircase rises from this room to a separate first-floor bedroom suite, providing privacy and flexibility. The ground floor includes a well-appointed kitchen equipped with extensive cabinetry, a central island, and built-in appliances, along with multiple windows and a stable door connecting it to the outdoors. Two double bedrooms and a

modern bathroom complete the ground floor accommodation, offering ample space for family, guests, or home working. Upstairs, the principal suite enjoys impressive views over Culver Downs and the surrounding countryside. It includes a spacious double bedroom with built-in storage, a large en-suite fitted with both a bath and double shower, and a galleried landing ideal for use as a snug or study. The second bedroom suite offers similar charm with countryside views, a vaulted ceiling, and a modern en-suite shower room. The home incorporates under-floor heating powered by an air source heat pump, adding to its efficiency and comfort. Outside, a private shared driveway leads to generous parking and a double garage. The landscaped garden includes a paved patio, lawn, planted borders and a raised area perfect for taking in the views. Set between National Trust land and the RSPB reserve of Brading Marsh, and only a short walk from the beach at Whitecliff Bay, this property combines rural tranquillity with convenient access to Newport, Ryde and mainland transport links.

## What the owner says...

"Set on the serene eastern tip of the Isle of Wight, Bembridge offers an exclusive coastal lifestyle defined by natural beauty, privacy, and understated sophistication. With its pristine beaches, elegant village centre, and unspoilt harbour, the area is renowned as one of the island's most desirable addresses.

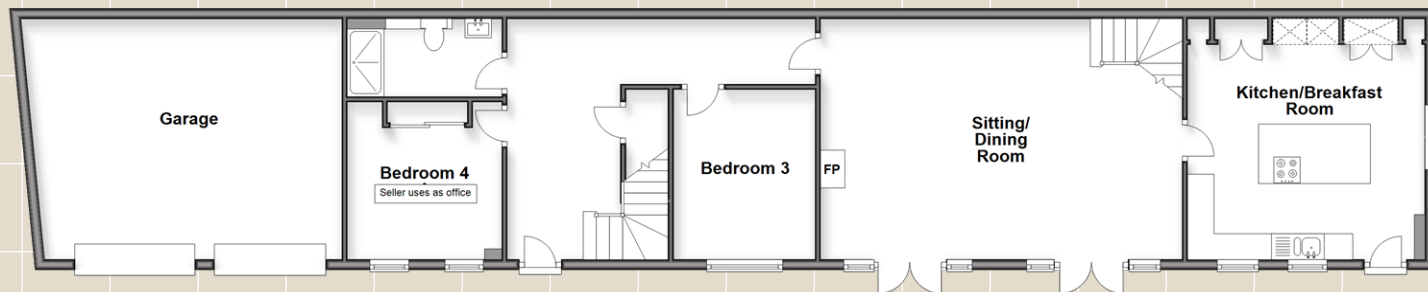
Bembridge blends refined village living with exceptional convenience. Independent boutiques, artisan food shops, and acclaimed eateries create a vibrant yet relaxed atmosphere, while the close-knit community brings a genuine sense of belonging. Scenic coastal paths, hidden coves, and expansive sea views provide an inspiring backdrop for daily life.

At the heart of the village lies its picturesque harbour, a sanctuary for sailing enthusiasts and lovers of the outdoors. Prestigious local sailing clubs, calm waters, and easy access to the Solent make Bembridge a haven for maritime pursuits, from leisurely paddleboarding to competitive regattas.

Despite its secluded feel, Bembridge remains well connected, with quick links to Ryde, mainland ferries, and wider island destinations—ideal for both refined full-time living and luxurious weekend escapes."

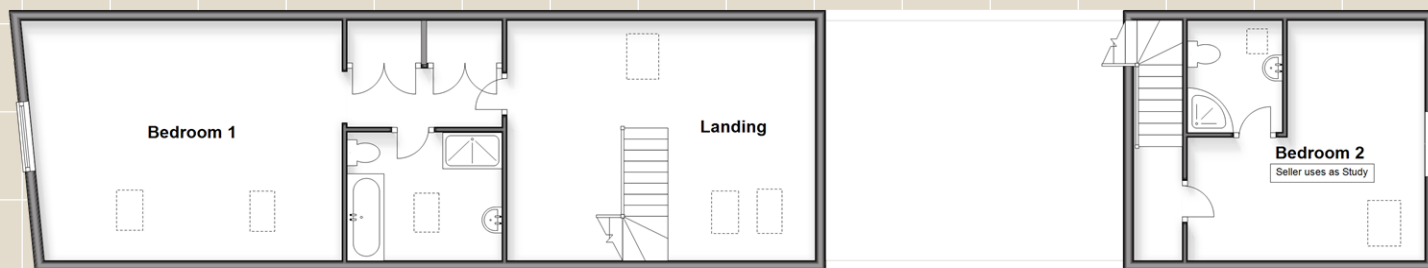
### Ground Floor

Approx. 122.7 sq. metres (1321.0 sq. feet)



### First Floor

Approx. 94.7 sq. metres (1018.8 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

**Cowes on 01983 520000**

14 High Street, Cowes, Isle Of Wight, PO31 7RZ

isleofwight@fineandcountry.com

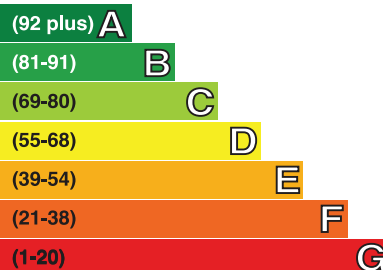
**London office**

121 Park Lane, Mayfair, London, W1K 7AG



### Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
72	79