

Wheelbarrow Cottage

Westover | Calbourne | Newport | Isle of Wight | PO30 4JN

FINE & COUNTRY

Seller Insight

*"Living at Wheelbarrow has been a joy - there's nowhere quite like it. From the peaceful seclusion of the land to the bridlepaths on our doorstep that allowed us to roam West Wight from horseback, Wheelbarrow has offered us a rare kind of freedom."**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













Step inside

Wheelbarrow Cottage

Nestled in the heart of the Isle of Wight countryside, this enchanting Grade II listed three-bedroom detached residence offers a rare opportunity to own a characterful and historic home, formerly serving as the gatehouse to the prestigious Westover Manor. Combining timeless period charm with modern enhancements, this unique property presents the perfect rural retreat, set within approximately 7.36 acres of beautifully maintained grounds.

Originating as a thatched building, the home has been thoughtfully extended to the rear with a substantial extension that features a spacious, naturally lit central hallway illuminated by an overhead roof light. The interior is both inviting and functional, offering three generous double bedrooms, each filled with natural light and pastoral views.

At the heart of the home is a delightful dual-aspect sitting room with a wood-burning stove, creating a cosy ambiance while also providing central heating to the home via a radiator system. French doors open onto an enclosed rear garden, perfect for private outdoor relaxation or entertaining guests.

The property also boasts a spacious kitchen and dining area, complete with a range of fitted wall and base units and dual-aspect windows that capture the beauty of the surrounding landscape. A family bathroom serves the main house, providing comfort and practicality.

This property's grounds are where its true potential shines. With gated access from the main road, as well as an additional drive leading from the entrance of Westover Farm, the home offers excellent privacy and accessibility. The acreage includes a large, picturesque nature pond, a driveway, a detached, pitched roof, timber garage and a wealth of open space suitable for a variety of uses.

Equestrian enthusiasts will appreciate the extensive facilities, including a modern stable block with four large stalls, a tack room, and a machinery area. A large adjoining barn provides a versatile two-storey outbuilding. Currently arranged as a spacious sitting room and kitchen with wood burner, a ground-floor shower room, and an upstairs open plan room enjoying far-reaching views toward Mottistone Down, this barn offers exciting potential for guest accommodation, a home office, or creative studio (subject to necessary consents).

Perfectly situated for lovers of the outdoors, the home enjoys direct access to a network of bridleways and public footpaths, ideal for riding, walking, and exploring the surrounding countryside. Despite its peaceful location, the property remains well-connected to local villages and amenities.

This is a rare and captivating offering—blending character, space, and lifestyle potential in one of the Island's most idyllic settings. Whether you are seeking a forever family home or a property with equestrian or holiday-let appeal, this remarkable residence ticks every box.

















Travel Information
5.8 miles from Yarmouth to Lymington Ferry Terminal
10.9 miles from Fishbourne to Portsmouth Ferry Terminal
10 miles from West Cowes to Southampton Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Medina Leisure Centre, Newport	6.3 miles
Newport Golf Club, Newport	6.9 miles
Freshwater Bay Golf Club, Freshwater	5.3 miles
Fitness at Gurnard, Gurnard	9.2 miles
West Wight Sports Centre, Freshwater	5.5 miles

Healthcare

Doctors Surgeries

Brighstone Surgery, Brighstone	01983 740219
Brookside Health Centre, Freshwater	01983 758998
Carisbrooke Health Centre, Carisbrooke	01983 522150
Medina Health Care, Newport	01983 522198
Pyle Street Surgery, Newport	01983 523525

General Hospitals

St Mary's Hospital, Parkhurst Ryde, Newport	6.5 miles
	01983 822099

Education

Primary Schools

Brighstone CE Primary School, Brighstone	01983 740285
Shalfleet CE Primary School, Shalfleet	01983 760269
Carisbrooke CE Primary School, Carisbrooke	01983 522348
St Thomas Of Canterbury Primary School, Carisbrooke	01983 522747
Newport CE Primary School, Newport	01983 522826
Hunnyhill Primary School, Newport	01983 522506
Chillerton & Rookley Primary School, Chillerton	01983 721207

Secondary Schools/Colleges

Carisbrooke College, Carisbrooke	01983 524651
Christ The King Upper College, Newport	01983 537070
Medina College, Newport	01983 861222
Ryde Academy, Ryde	01983 567331
The Island VI Form, Newport	01983 522886
The Isle of Wight College, Newport	01982 526 631

Learning Assisted Schools:

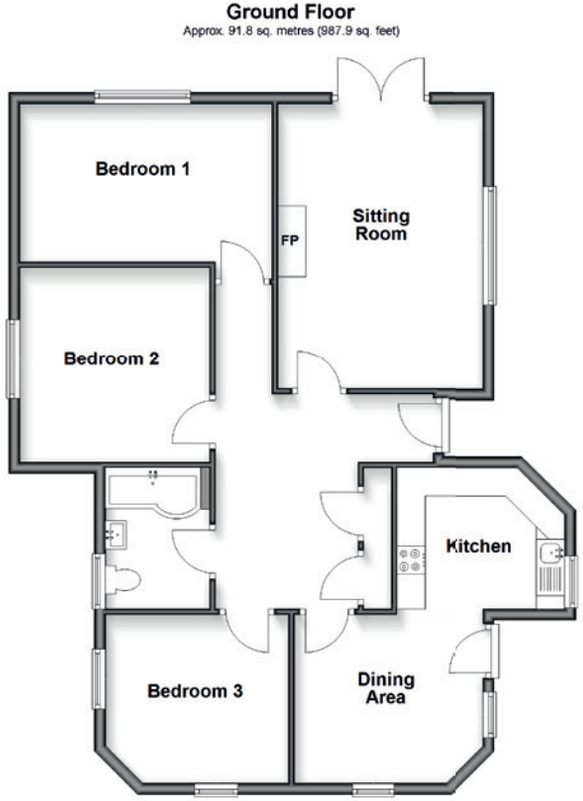
Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634

Entertainment

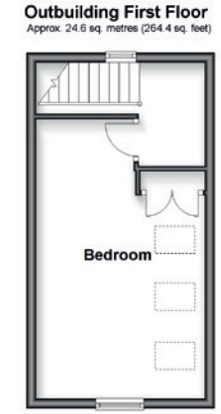
Restaurants / Bars
Sun Inn, Calbourne
Hewitts, Newport
Burrs, Newport
Blacksmith Arms, Calbourne
The Cow, Tapnell
Three Bishops Inn, Brighstone
The Crown Inn, Shorwell
The Sun Inn, Calbourne
The Horse & Groom, Shalfleet
The Eight Bells, Carisbrooke

These bars and restaurants are available within a 2 mile radius of this property.

Local Attractions / Landmarks
Isle of Wight Pearl Centre, Brighstone
Blackgang Chine, Blackgang
Tapnell Farm, Yarmouth
Fort Victoria Country Park, Norton
St Catherine's Oratory, Niton
The Needles Landmark Attraction, Alum Bay
Carisbrooke Castle, Carisbrooke
Owl & Monkey Haven, Newport
Wildheart Animal Sanctuary, Sandown







GROUND FLOOR

Hallway	
Sitting Room	16'6 x 11'11
Bedroom 1	14'7 x 9'2
Bedroom 2	11'1 x 10'11
Bathroom	7'10 x 5'8
Bedroom 3	10'9 x 9'9
Dining Area	9'9 x 8'3
Kitchen	9'9 x 8'3

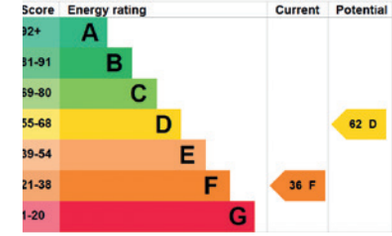
OUTBUILDING – GROUND FLOOR

Annex Kitchen / Living Room 23'1 x 17'10
Annex Shower Room
Annex Landing
Annex Bedroom 19'8 x 11'4

4 x Stables
Tack Room
Lean To

OUTSIDE

Extensive Driveway Parking
Front & Rear Gardens
7.36 Acres including a nature pond
Garage



Council Tax Band: E
Tenure: Freehold

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed 27.06.2025

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