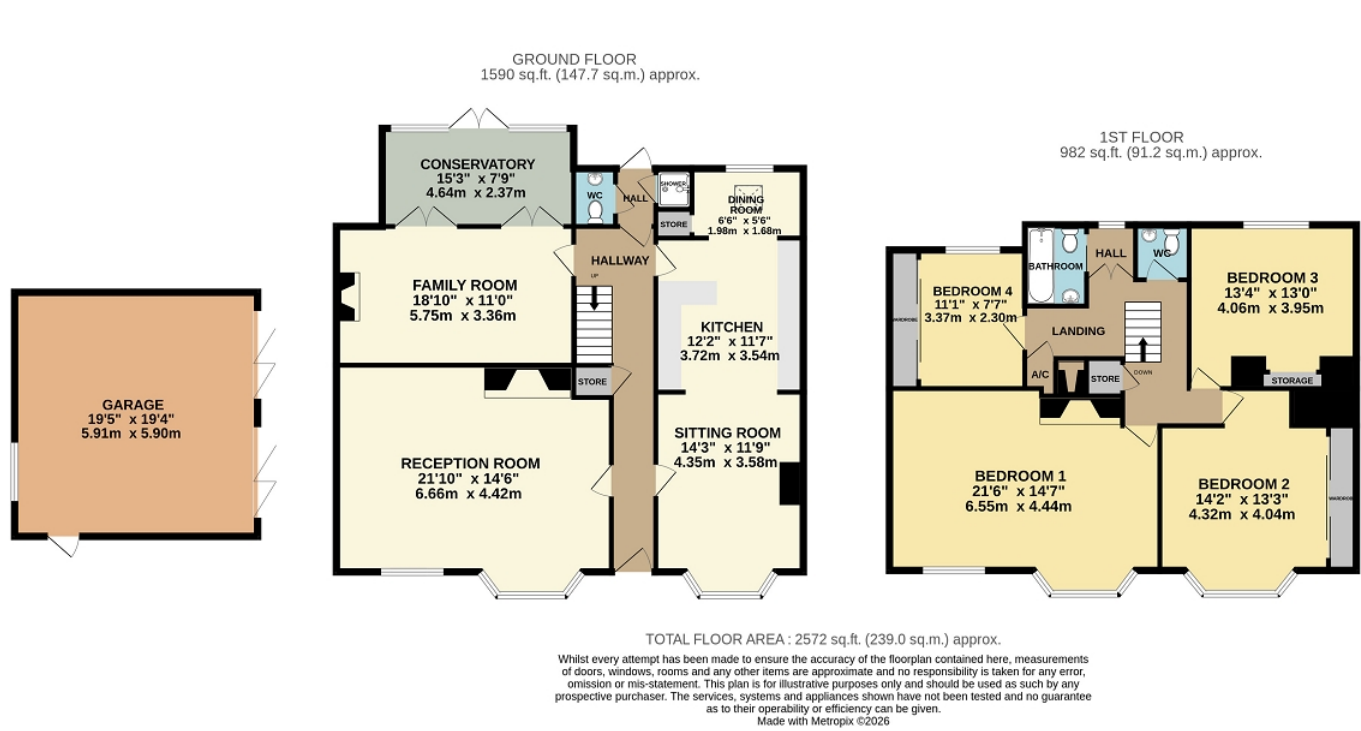




ASKING PRICE
£680,000
Freehold
Castle Street, Portchester, PO16 9QR
Warsash Office: 01489 581 452
Bursledon Office: 02380 408 200



Castle Street, Portchester, PO16 9QR
4 Beds - 2 Baths

Brambles is delighted to welcome to the market Narborough House, a historic four-bedroom Grade II Listed home, formerly The Ivy pub in Portchester, boasting a prime Castle Street location and off-road parking.

FEATURES

- Approximately 2500sq feet of accommodation on offer
- Double garage
- Historic conservation location
- Large south west facing garden
- Prime location within a stones throw from Portchester Castle
- Periodic features throughout
- Four generously sized bedrooms



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Narborough House dates from the 18th century and is situated within Portchester's historic Castle Street Conservation Area, surrounded by period properties that reflect the areas rich architectural heritage. The nearby Portchester Castle is a remarkable historic landmark, with origins dating back to the Roman period and a fascinating history spanning many centuries. The houses distinctive two-storey layout offers a different appeal from larger Georgian homes arranged over three floors, combining characterful accommodation with a generous private garden and substantial garage. This blend of period charm, versatile living space and historic surroundings makes Narborough House a particularly appealing home.



Boasting charming curb appeal, a welcoming courtyard leads to the front door and into a spacious hallway. The ground floor offers a beautiful reception room featuring two bay sash windows, alongside an open-plan kitchen/sitting room with an attractive timber-panelled ceiling above the dining area, incorporating a glazed roof light with a decorative metal grille. A further reception room to the rear benefits from French doors opening into the conservatory, creating a lovely connection between the two spaces and allowing natural light to filter through. A shower room and separate WC complete the ground floor accommodation.

Moving upstairs, there are four bedrooms in total, three of which are generously proportioned, with the front bedroom being particularly impressive in size thanks to the side extension. This exceptional bedroom also features an attractive brick fireplace, adding to the property's wealth of period character. A family bathroom and separate WC complete the first-floor accommodation.

Outside, the property occupies a generous plot, with a large, private garden providing a peaceful and secluded green space in which to relax and unwind. A greenhouse sits at the far end of the garden, while the substantial double garage offers a particularly valuable addition. Accessed both from the garden and via a private side street, the garage benefits from power and lighting, providing excellent versatility for parking, storage or workshop use a significant advantage in this area.

The property showcases an abundance of period charm befitting its Grade II Listed status, including sash windows with secondary glazing, decorative wall panelling, exposed ceiling beams and attractive brick fireplaces with traditional arched surrounds, providing charming focal points in both the main reception room and the exceptional front bedroom.



- Hallway (27' 2" x 6' 6") or (8.28m x 1.97m)
- Reception 1 (14' 6" x 21' 10") or (4.42m x 6.66m)
- Family Room (11' 0" x 18' 10") or (3.36m x 5.74m)
- Kitchen (12' 2" x 11' 7") or (3.72m x 3.54m)
- Sitting room (14' 3" x 11' 9") or (4.35m x 3.58m)
- Inner hallway/cloakroom (4' 4" x 3' 11") or (1.33m x 1.20m)
- Dining Room (5' 6" x 6' 6") or (1.68m x 1.98m)
- Conservatory (7' 9" x 15' 3") or (2.37m x 4.64m)
- W.C (4' 7" x 3' 4") or (1.40m x 1.02m)
- Hall (4' 4" x 3' 2") or (1.32m x 0.97m)
- Shower Room (2' 6" x 2' 10") or (0.75m x 0.86m)
- Landing (11' 2" x 13' 9") or (3.40m x 4.18m)
- Bedroom 1 (14' 7" x 21' 6") or (4.44m x 6.55m)
- Bedroom 2 (14' 2" x 13' 3") or (4.32m x 4.04m) plus wardrobes
- Bedroom 3 (13' 0" x 13' 4") or (3.95m x 4.06m)
- Bedroom 4 (11' 1" x 7' 7") or (3.37m x 2.30m) plus wardrobes
- Bathroom (6' 5" x 4' 11") or (1.96m x 1.51m)
- Toilet (4' 2" x 4' 0") or (1.26m x 1.22m)
- Double Garage (19' 5" x 19' 4") or (5.91m x 5.90m)

Other

Fareham Borough Council Tax Band F Charges £3,279.68 for 2026/27
Vendor's Position: No forward chain



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.