



Duxmore Barns  
Mersley Downs Road | Downend | Isle of Wight | PO30 2JQ



# SELLER INSIGHT

“Duxmore Barns is set within an Area of Outstanding Natural Beauty, offering uninterrupted views of rolling countryside and the sea. Watching the seasons unfold here is one of life's great privileges — no two days are ever the same as the landscape and wildlife shift with the rhythm of nature.

We are treated to the most enviable sunsets, with particularly spectacular displays from March through to October. The vast expanse of sky above provides a constantly changing canvas — and with no light pollution, the night skies sparkle with stars. Many evenings are spent gathered around the firepit as a family, soaking up the incredible backdrop. It's a truly special place to entertain and bring friends and family together.

Fireworks Night is always a highlight, with panoramic views stretching across the south coast. This has been a wonderful family home, with open spaces for children to play and explore. We've enjoyed growing our own vegetables and foraging for berries to make jams and preserves — simple pleasures that make country living so rewarding.

Peaceful and secluded, this is a true retreat, a place of calm we've cherished for many years. Though we'll be sad to say goodbye, we're excited for the next adventure — and ready to pass this special home to new owners who will love it as much as we have.

Despite its sense of rural tranquillity, Duxmore Barns enjoys an ideal location down a quiet country lane, just a short drive from Newport, Ryde, and the beaches. The area is also surrounded by beautiful footpaths and bridleways, perfect for walking, running, and cycling, offering endless opportunities to enjoy the great outdoors.

From a farming perspective, the land successfully supports both sheep and cattle grazing, and the family pony, with ample facilities for winter housing.”\*

\* 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

## Duxmore Barns

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Set amidst breathtaking countryside and enjoying far-reaching views stretching across to Portsmouth, Southampton, and beyond, this impressive, detached timber-clad residence offers a rare opportunity to own a modern rural retreat of exceptional quality. Designed and built in 2018 to make the very most of its secluded position and ever-changing vistas, the home seamlessly blends contemporary living with an idyllic pastoral lifestyle.

Approached via a private lane, the property opens to a generous block-paved driveway providing ample parking. The house itself sits in defined gardens, thoughtfully landscaped to complement the surrounding landscape and to create perfect spaces for relaxation and outdoor entertaining. An elevated patio adjoining the dining area provides an exceptional vantage point to take in the sweeping countryside and sea views.

Inside, the sense of light and space is immediately apparent. A welcoming entrance hallway, with double storage cupboards, one housing the boiler, leads into an outstanding open-plan living area. Here, a dramatic floor-to-ceiling window frames the magnificent views, drawing the landscape indoors and creating a true heart to the home.

The country-style kitchen and dining space is a showcase of craftsmanship, fitted with cream cabinetry, contrasting wooden countertops, and a classic double butler sink. There is space for a large range-style cooker, an integral dishwasher, and a generous dining area perfect for family gatherings. Triple-aspect windows ensure the room is flooded with natural light throughout the day.

Adjoining the kitchen is a spacious sitting area, also triple aspect, featuring a Charnwood wood-burning stove and triple bifold doors that open directly to the gardens, an inviting spot to unwind and enjoy the tranquillity of the setting. Beyond this, a cosy snug offers a flexible additional living space, currently used as a playroom, leading to a practical galley-style utility area and a useful wet room. This area also gives access to a ground-floor double bedroom and a large office, ideal for home working or providing potential as an annexe if required.

The first floor continues the home's bright and airy theme, with a galleried landing leading to four generous double bedrooms, each offering charming rural outlooks. These are served by a stylish family bathroom with both a bath and a separate shower enclosure.

Outside, the property's appeal extends far beyond the main house. Accompanied by 13.79 acres of gardens, paddocks, and a small area of woodland, the land is perfectly suited for equestrian or smallholding use. Five agricultural barns, a stable block, and brick-built kennels provide extensive facilities for livestock or equipment. A separate, insulated office building with its own entrance and parking adds further versatility for business or agricultural use.

This exceptional property offers an enviable blend of privacy, productivity, and panoramic beauty, an ideal home for those seeking to live and work in harmony with the countryside.

Please note: The property is subject to a Section 106 agricultural tie, restricting occupancy to those employed, or last employed, in agriculture, horticulture, or forestry, or their widows or widowers.











**Travel Information**

7.7 miles from East Cowes to Southampton Ferry Terminal  
14.1 miles from Yarmouth to Lymington Ferry Terminal  
5.8 miles from Fishbourne to Portsmouth 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](http://www.islandbuses.info)

**Leisure Clubs & Facilities**

Medina Leisure Centre, Newport	4.4 miles
Newport Golf Club, Newport	4.3 miles
Newclose Country Cricket Club, Newport	4.7 miles
Lakeside Hotel & Spa, Wootton	5.1 miles

**Healthcare**

Doctors Surgeries	
Medina Health Centre, Newport	01983 522198
The Dower House Surgery, Newport	01983 523525
Carisbrooke Health Centre, Carisbrooke	01983 522150
Tower House Surgery, Ryde	01983 817200

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	5.1 miles 01983 822099

**Education**

Primary Schools  
Newchurch Primary School, Newchurch  
Arreton St George's C of E Primary School, Arreton  
Prep at Ryde School, Ryde  
Haylands Primary School, Haylands  
Chillerton & Rookley Primary School, Chillerton

Secondary Schools/Colleges  
Ryde School with Upper Chine, Ryde  
Ryde Academy, Ryde  
The Bay Academy, Sandown  
Carisbrooke College, Newport  
Christ The King Upper College, Newport  
Medina College, Newport  
Isle of Wight College, Newport  
Island VI Form Campus, Newport

Learning Assisted Schools  
Medina House, School Lane, Newport  
St. Georges, Watergate Road, Newport

01983 865210  
01983 528429  
01983 562229  
01983 563372  
01983 721207

01983 562229  
01983 567331  
01983 403284  
01983 524651  
01983 537 070  
01983 861 222  
01982 526 631  
01983 522886

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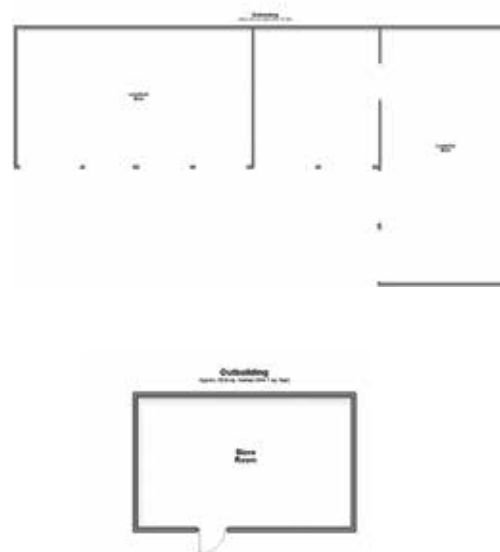
**Entertainment**

Restaurants / Bars  
Hare & Hounds, Downend  
The White Lion, Arreton  
Dairyman's Daughter, Arreton  
The Fighting Cocks, Newchurch  
The White Hart, Havenstreet  
The Woodmans Arms, Wootton  
The Cedars, Wootton  
Cibo, Wootton  
The Bargeman's Rest, Newport  
Burrs, Newport

These bars and restaurants are available within a 5-mile radius of this home.

**Local Attractions / Landmarks**

Robin Hill Country Park - Downend  
Amazon World - Newchurch  
The Garlic Farm - Newchurch  
Osborne House - East Cowes  
Model Village - Godshill  
Wilheart Animal Sanctuary - Sandown  
Tapnell Farm - Yarmouth  
The Needles Landmark Attraction - Alum Bay  
Carisbrooke Castle - Carisbrooke  
Monkey Haven - Newport



## GROUND FLOOR

Entrance Porch	
Hallway	
Office	16'1 x 8'4
Bedroom 5	10'5 x 10'
Utility Room	15'11 x 8'1
Wet Room	8'6 x 3'
Snug	12'11 x 10'6
Sitting Area	16'3 x 13'
Kitchen / Dining Area	21'11 x 10'5

## FIRST FLOOR

Galleried Landing	
Bedroom 1	14'3 up to fitted wardrobes x 10'1
Bedroom 2	14'4 x 10'9
Bedroom 3	14'4 x 10'8
Bedroom 4	11'2 x 6'11
Family Bathroom	9'2 x 7'8

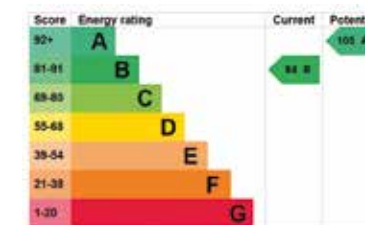
## OUTBUILDING

Livestock Barn	60' x 35'
Livestock Barn	65' x 35'
Livestock Barn	87' x 35'
Feed Store	29'8 x 14'5
Hay Store	60'5 x 19'7
Livestock Barn	60' x 35'
Workshop	
Storage Compound	
Store Room 1	
Washroom	
Store Room 2	
Dog Kennels	
Stables	

## OUTSIDE

Driveway Parking  
13.79 Acres  
Gardens

Council Tax Band: F  
Tenure: Freehold



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