



Guide Price  
£395,000  
Freehold

Old School Lane, Newchurch, Isle of Wight,  
PO36



## Old School Lane, Newchurch, Isle of Wight, PO36

14.8 miles from Yarmouth to Lymington Ferry  
8.4 miles from East Cowes to Southampton Ferry  
6.1 miles from Fishbourne to Portsmouth Ferry

Rich in history yet offering modern comforts such as double glazing, this unique former schoolhouse presents an exceptional opportunity for those seeking a home with character, privacy, and a deep connection to nature.



Stone built semi detached cottage offered with no onward chain

Former parish schoolhouse with rich history

Private setting at the edge of Newchurch village

Mature wraparound gardens and three timber outbuildings

Period features: exposed beams, brick fireplace, deep-silled windows

Countryside views from first floor







Once the parish schoolhouse of Newchurch, this enchanting semi-detached cottage offers a rare blend of period character and idyllic rural living. Tucked away at the end of a quiet unmade lane on the edge of the village, the property enjoys exceptional privacy, generous gardens, and a wealth of versatile outbuildings.

The home is approached via a pretty picket gate framed by a rose-covered arch, leading into mature wraparound gardens bursting with colour. Well-stocked flowerbeds, established shrubs, and fruit trees create a serene setting alive with birdlife and seasonal blooms. A timber five-bar gate provides vehicular access from the driveway, there is a detached single garage, and three substantial timber outbuildings—ideal for workshops, hobby spaces, or a summer retreat.

The current owners favour the welcoming L-shaped conservatory as the main entrance. Finished with attractive slate flooring and space for both seating and dining, it offers a wonderful vantage point

over the gardens. From here, French doors open into the generous dual-aspect sitting room, where deep-silled windows, exposed beams, and an impressive original brick fireplace form the heart of the home.

The galley-style kitchen is fitted with an extensive range of cabinetry and ample worktop space, complemented by a stable door to the front garden. A spacious cloakroom with utility area and storage completes the ground floor.

Upstairs, the first floor hosts a bright, large double bedroom with fitted storage and garden views, alongside a family bathroom. Ingeniously concealed within the bathroom are two 'secret' storage voids, one enjoying a garden outlook—a charming and practical quirk of this historic home.

The second floor reveals another generous double bedroom with built-in wardrobes and far-reaching views over the rolling countryside—the perfect vantage point for breathtaking sunrises.

## What the owner says...

"Nestled between the resort towns of Sandown and Newport, Newchurch is a tranquil and civil parish. Rich in heritage, the village takes its name from the 'hew church' built by Norman monks in 1087, and is home to the historic All Saints' Church, whose medieval architecture and serene setting reflect centuries of history.

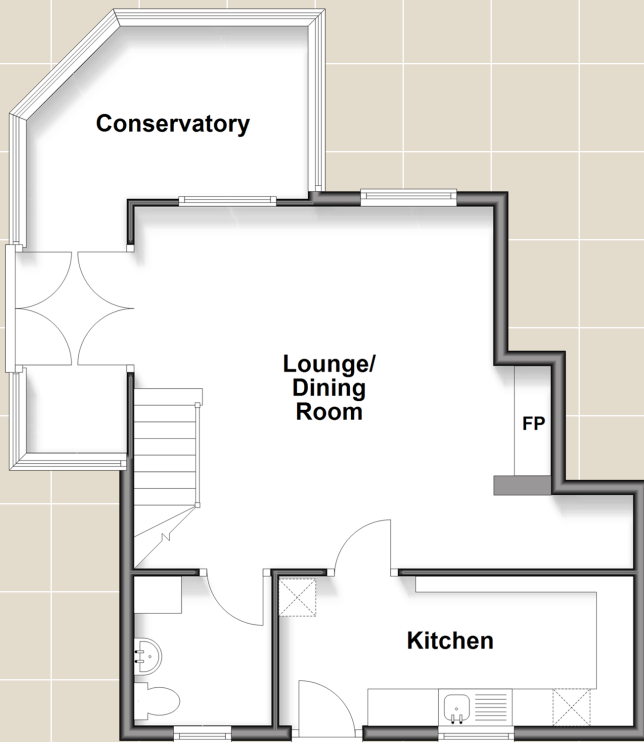
This idyllic locale is surrounded by lush green landscapes—the rolling downlands, woodland copses, and myriad walking routes make Newchurch a paradise for nature lovers. Nearby Borthwood Copse, is a 60-acre National Trust woodland filled with ancient oaks and beech glades, and scenic trails like the Garlic Farm & Yar River Loop, perfect for leisurely strolls.

Despite its peaceful setting, Newchurch boasts excellent local amenities: a welcoming traditional pub The Pointer Inn, and popular attractions such as The Garlic Farm and Amazon World Zoo Park.

Easy access to Shanklin, Ventnor, and beautiful beaches—just minutes away—makes Newchurch an ideal blend of rural serenity and coastal living."

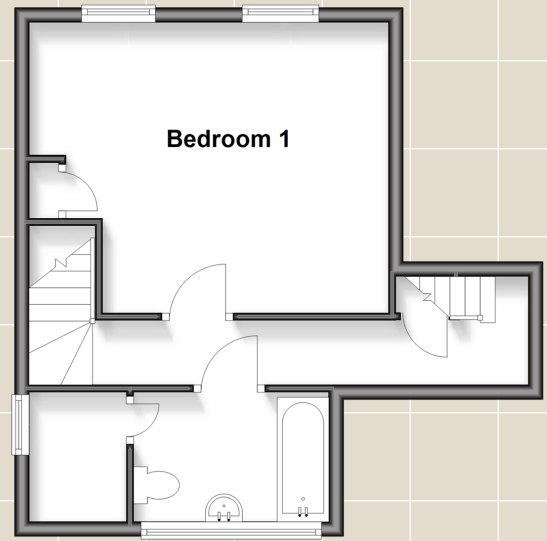
### Ground Floor

Approx. 54.8 sq. metres (589.3 sq. feet)



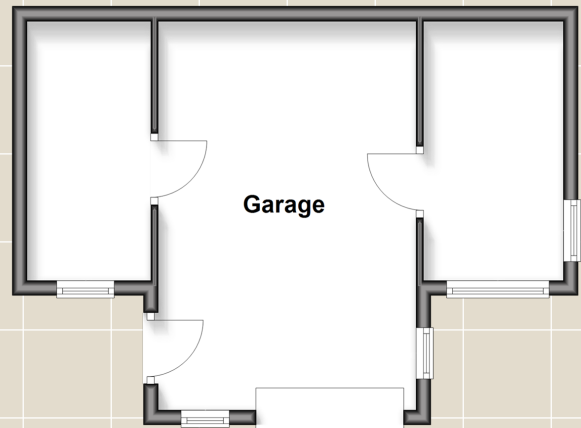
### Split Level First Floor

Approx. 34.1 sq. metres (367.2 sq. feet)



### Outbuilding

Approx. 31.6 sq. metres (340.6 sq. feet)



### Second Floor

Approx. 17.7 sq. metres (190.1 sq. feet)



For directions to this property please contact us.

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

**Cowes on 01983 520000**

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**London office**

121 Park Lane, Mayfair, London, W1K 7AG

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### Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
60	79