



Bourne Cottage
9 Fishbourne Lane | Fishbourne | Isle of Wight | PO33 4EZ

SELLER INSIGHT

“Fishbourne offers a calm, coastal lifestyle that blends village charm with excellent convenience. Set along the Island’s northern shoreline, it’s known for its leafy residential lanes, welcoming community feel and easy access to both countryside and coast. The waterfront is a highlight, with peaceful Solent views and scenic walks stretching towards Quarr Abbey and Ryde. Homes here benefit from a setting that feels tucked away yet well connected, making it especially appealing for buyers seeking tranquillity without isolation.

The area is also perfectly placed for practical living. Fishbourne is home to the Wightlink car ferry terminal, providing swift links to Portsmouth—ideal for commuters or those who enjoy effortless mainland access. Nearby Ryde offers a wide range of shops, cafés and amenities, while local pubs and coastal paths give Fishbourne its relaxed, village by the sea character. It’s a location that balances lifestyle and convenience beautifully, making it a strong choice for anyone looking to enjoy the best of Island living.*

* 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

Bourne Cottage

Tucked away at the end of a long, shared private driveway, this impressive and versatile home enjoys a wonderfully secluded setting, surrounded by mature trees and established gardens. Despite its peaceful and private position, the property is ideally placed for convenient access to the car ferry to Portsmouth, while sitting centrally between the popular towns of Newport and Ryde, providing an excellent choice of everyday amenities, schools and commuter links.

Approached via a tree-lined driveway, the property is exceptionally well screened from the road, creating an immediate sense of privacy and tranquillity.

The generous grounds extend to the front, side and rear, offering considerable outdoor space for families, entertaining and relaxation. To the front is extensive parking, complemented by three single garages, providing excellent storage and parking provision.

One of the property's most exciting features is the additional development potential within the grounds. The current owners obtained planning permission for a two-bedroom detached lodge, which is already partially constructed but remains incomplete. This represents a rare opportunity for a new owner to create a substantial additional residence, ideal for extended family, guests, independent living or potentially an income-generating opportunity, subject to the necessary consents. The same planning application also included permission for a two-storey rear extension to the large kitchen/dining room.

Inside, the accommodation is equally impressive, offering five bedrooms arranged over two floors and a flexible layout particularly suited to modern family life or multi-generational living.

The ground floor provides three well-proportioned bedrooms, all conveniently served by a modern family bathroom. The heart of the home is undoubtedly the generous kitchen/living space, where a triple aspect floods the room with natural light. Attractive fitted units are complemented by a large central island, creating a natural divide between the kitchen and living areas while retaining the wonderful sense of openness. This is a superb space for everyday family life as well as entertaining.

Further ground-floor accommodation includes a comfortable sitting room and a separate dining room, providing plenty of flexibility for formal occasions, quiet relaxation or working from home.

Upstairs, two further double bedrooms each benefit from fitted storage and their own modern en-suite shower rooms. Both rooms enjoy lovely views through the surrounding copse, providing a peaceful outlook and a wonderful connection with the natural setting.

Combining generous accommodation, substantial gardens, extensive parking, exceptional privacy and exciting development potential, this is a truly versatile property. Whether you are looking for a spacious family home, accommodation for guests or extended family, or the opportunity to create an additional dwelling within the grounds, this property offers an enviable combination of lifestyle and potential in a highly convenient location.







Travel Information

0.4 miles from Fishbourne to Portsmouth Ferry Terminal
5.2 miles from East Cowes to Southampton Ferry Terminal
3.1 miles from Ryde High Speed Catamaran & Hover Travel

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

Royal Victoria Yacht Club, Fishbourne	0.3 miles
Seaview Yacht Club Seaview	5.4 miles
Ryde Golf Club, Ryde	1.9 miles
1Leisure Medina Theatre, Newport	3.8 miles

Healthcare

Medina Healthcare Centre, Wootton	01983 522198
Ryde Esplanade Surgery, Ryde	01983 618388
The Tower House Surgery, Ryde	01983 811431
Argyll House Surgery, Ryde	01983 562955

General Hospitals

St Mary's Hospital, Parkhurst Road, Newport	5.5 miles 01983 822099)
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Education

Primary Schools
Wootton Community Primary School, Wootton 01983 882505
Binstead Primary School, Binstead 01983 562341
St Mary's Catholic Primary School, Ryde 01983 562000
Haylands Primary School, Ryde 01983 563372
Oakfield CE Primary School, Ryde 01983 563732
Dover Park Primary School, Ryde 01983 562617

Secondary Schools/Colleges

Lift Ryde, Ryde	01983 567331
Ryde School with Upper Chine School, Ryde	01983 562229
The Bay CE School, Sandown	01983 403284
Carisbrooke College, Newport	01983 524651
Christ The King Upper College, Newport	01983 537 070
Medina College, Newport	01983 861 222
The Island VI Form Campus, Newport	01983 522886
Isle of Wight College, Newport	01982 526631

Learning Assisted Schools:

Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St. Catherine's, Grove Road, Ventnor	01983 852722

Entertainment

Cibo, Wootton
The Cedars, Wootton
The Woodmans Arms, Wootton
The Sloop Inn, Wootton
Fishbourne Inn, Fishbourne
The Binstead Arms, Binstead
Folly Inn, East Cowes
The Lifeboat, East Cowes
The Cockle, Island Harbour
Bargemans Rest, Newport Quay

These bars and restaurants are available within a 20-minute radius of this home

Local Attractions / Landmarks

Osborne House – East Cowes
Bembridge Windmill - Bembridge
Quarr Abbey - Binstead
Robin Hill Adventure Park, Downend
Carisbrooke Castle – Carisbrooke
Monkey Haven Primate Rescue Centre – Newport
Butterfly World – Newport
Roman Villa - Newport
Amazon World Zoo – Newchurch
The Wildheart Animal Sanctuary - Sandown

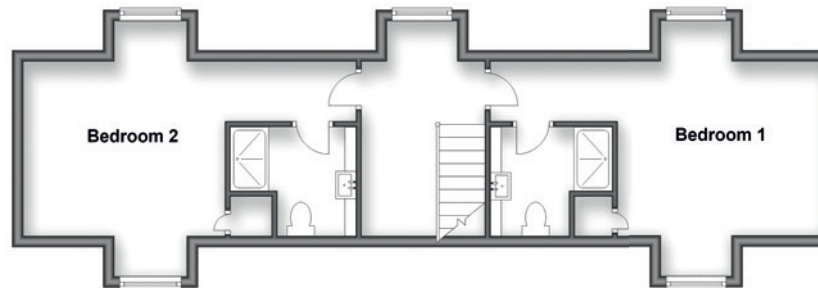
Ground Floor
Approx. 126.0 sq. metres (1356.3 sq. feet)



GROUND FLOOR

Entrance Hallway	
Coat Cupboard	7'2 x 3'3
Snug	11' x 10'4
Bedroom 3	13'11 x 11'1
Bedroom 4	11'6 x 11'
Bedroom 5	11'6 x 11'
Family Bathroom	
Office	10' x 9'1
Dining Area	9'11 x 8'10
Kitchen Area	15'8 x 13'9
Living Area	11'5 x 8'11
Utility Cupboard	

First Floor
Approx. 52.0 sq. metres (559.3 sq. feet)



FIRST FLOOR

Landing	
Bedroom 1	12'6 x 10'7
En-Suite Shower Room	
Bedroom 2	12'2 x 10'3
En-Suite Shower Room	

OUTSIDE

Front Garden
Rear Garden
Driveway Parking
3 x Garages
Lodge / Outbuilding

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

72 C

82 B

Council Tax Band: G
Tenure: Freehold

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