



Claybrook Cottage  
Mill Lane | Newport | Isle of Wight | PO30 2LA

FINE & COUNTRY

# Step inside

## Claybrook Cottage

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This charming three-bedroom cottage is particularly ideal for sailors as it comes with a covenant that entitles the owner to a berth on the adjacent Island Harbour Marina. However, a private mooring is only one of its delightful attributes. There is just a private road between the cottage and the marina so it offers uninterrupted views across the harbour and the River Medina.

Claybrook Cottage is located just off a country lane that only goes as far as the water's edge so it is very quiet and, whether you are looking for a permanent home or a delightful holiday retreat, this very well-maintained cottage is a really comfortable home. From the moment you turn into the large block paved parking area, bordered by lawns and oak trees, that leads to the garage you can see it has great kerb appeal with its long sloping roof, chimney stack, cathedral style dormer windows and first floor balcony.

Once inside the entrance hall the warm and friendly feel continues with the abundance of wood flooring that flows through parts of the ground floor including the double bedroom with an adjacent cloakroom and French doors to the garden. This would also make a delightful snug or an office for anyone working from home.

There is a stunning and spacious triple aspect lounge/dining room with wonderful views across the river and the moorings. It has an attractive brick fireplace you can cosy up to on a cold winter's evening, a defined dining area with wood flooring and French doors to the conservatory that, in turn, has doors to the large rear terrace and garden. The kitchen has a raft of oak fronted units housing a double oven and a hob as well as stand-alone appliances including a fridge, dishwasher and washing machine.

On the first floor you will find a spacious galleried landing and two double bedrooms. One has an en suite shower while the main bedroom has a contemporary en suite bathroom with a spa bath and separate shower as well as French doors to the balcony where you can sit over your morning coffee and enjoy the stunning views or revel in the evening sunsets.

The cottage nestles in the midst of the garden that includes the large terrace and block paved frontage as well as lawns with shrub borders, a garden shed and a green house.



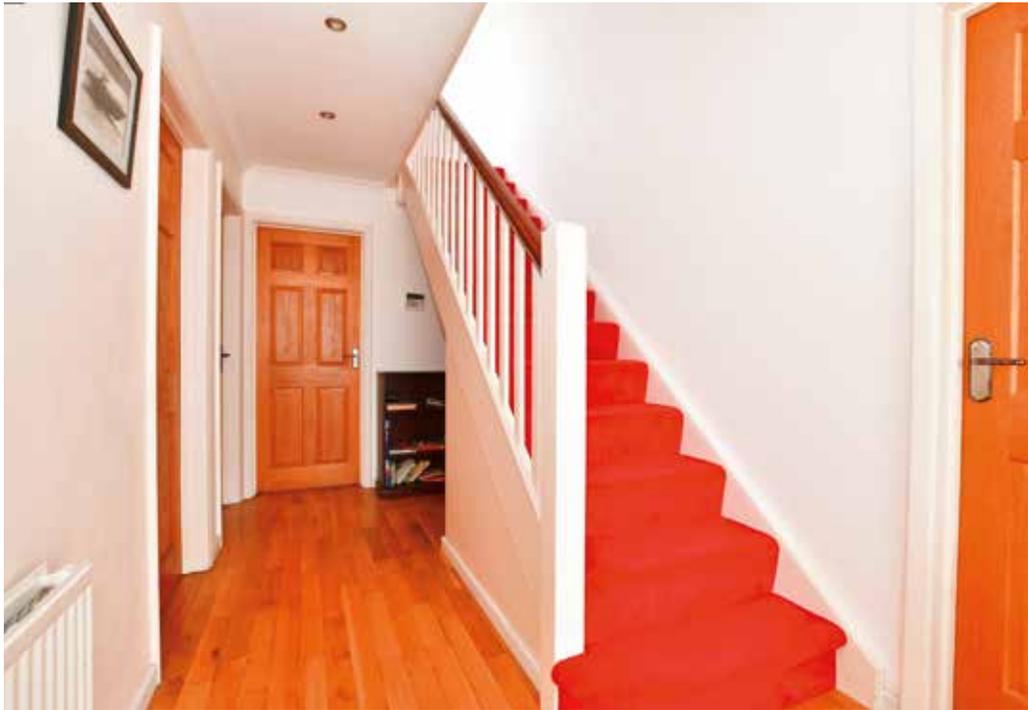


# Seller Insight

“ I bought the property about six years ago as I wanted to have a berth for my boat and it has been delightful to be able to stroll across the road to the berth. However, I feel it is time for me to return to the mainland and hope that new owners will be able to enjoy the delights of this cottage. As well as being adjacent to the marina it is not far to the centre of Cowes with its independent shops, chandlers, bars and restaurants and views across the Solent. If you want to have a drink and a meal out without having to take the car you can wander along the river path to Newport Quay and the Bargeman's Rest where you can enjoy good food and local entertainment. There are good primary and secondary schools in the vicinity as well as The Priory private school and, for boat owners, there are particularly important facilities including a 50-ton hoist and slip crane, boat builders and the repair shop.”\*



\* 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.





**Travel Information**

3.7 miles from East Cowes to Southampton Red Funnel Ferry Terminal  
 11.7 miles from Yarmouth to Lymington Ferry Terminal  
 3.2 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	2.1 miles
Newport Golf Club, Newport	3.3 miles
Newport Cricket Club, Newport	3.2 miles
Red House Day Spa, Newport	2.7 miles

**Healthcare**

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

**General Hospitals**

St Mary's Hospital, Parkhurst Ryde, Newport	01983 822099 (2.8 miles)
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**Education**

Primary Schools	
Nine Acres Primary School, Newport	01983 522984
Newport C of E Primary School, Newport	01983 522826
Hunnyhill Primary School, Newport	01983 522506
Carisbrooke C of E Primary School, Carisbrooke	01983 522348
St Thomas of Canterbury Primary School	01983 522747

**Secondary Schools/Colleges**

Priory School of Our Lady Walsingham, East Cowes	01983 861222
Carisbrooke College, Newport	01983 524651
Christ The King Upper College, Newport	01983 537 070
Medina College, Newport	01983 861 222
Ryde Private School, Ryde	01983 562 295
Ryde Academy, Ryde	01983 567 331
Isle of Wight College, Newport	01982 526 631
Island VI Form Campus, Newport	01983 522886

**Learning Assisted Schools**

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

**Restaurants/Bars**

The Eight Bells, Carisbrooke  
 The Bargeman's Rest, Newport  
 The Blacksmith Arms, Calbourne  
 Burrs, Newport  
 Folly Inn, East Cowes  
 The Woodmans Arms, Wootton

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

**Local Attractions / Landmarks**

Osborne House - East Cowes  
 Tapnell Farm - Yarmouth  
 Fort Victoria Country Park - Norton  
 Yarmouth Castle - Yarmouth  
 The Needles Landmark Attraction - Alum Bay  
 Carisbrooke Castle - Carisbrooke  
 Monkey Haven - Newport  
 Robin Hill Country Park - Downend

**Ground Floor**  
Approx. 95.2 sq. metres (1024.5 sq. feet)



**First Floor**  
Approx. 57.4 sq. metres (617.9 sq. feet)



**GROUND FLOOR**

Entrance Hallway	
Lounge & Dining Area	23'11 x 17'6
Conservatory	10'10 x 7'6
Cloakroom	
Kitchen	12'9 x 10'9
Bedroom 3	10'11 x 10'5

**FIRST FLOOR**

Landing	
Bedroom 1	13'11 x 11'9
En-Suite Bathroom	
Balcony	
Bedroom 2	12'11 x 10'11
En-Suite Shower Room	

**OUTSIDE**

- Front Garden
- Driveway Parking
- Integral Garage
- Rear Garden

Council Tax Band: E  
Tenure: Freehold





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