



Toby Cottage

Lynch Lane | Calbourne | Newport | Isle of Wight | PO30 4JQ

FINE & COUNTRY

Seller Insight

“ We moved here about seven years ago because we fell in love with the olde worlde and friendly feel of the house. The views and surrounding countryside are delightful and we have enjoyed developing the garden and outbuildings. However, it is now time for us to downsize.

The village of Calbourne is delightful with a very supportive community and the friendly Sun Inn pub. We live just opposite Westover House which was once owned by Colonel Mouton-Barrett – a relative of the poet Elizabeth Barrett Browning. It has the Caul Baun stream running through it so we enjoy seeing the ducks and other wildlife and often have visiting ducklings in our garden. There is also a post office, a garage on the site of the old blacksmith' forge, the only working mill on the island and the 9th century church as well as the Westover cricket team for anyone who enjoys the sound of leather on willow.

We are only a few miles from Newport, Yarmouth and Freshwater while nearby Brighstone has some charming individual shops and Shalfleet includes the Horse and Groom pub, an excellent village shop selling a range of local produce and a good primary school.

Freshwater includes Tesco's and other established shops as well as the Freshwater Bay Golf Club and the Freshwater Sports Club while Newport, as the island's county town, has a variety of high street stores and independent shops as well as wide selection of restaurants and bars. There is also a weekly street market and a farmers' market and a number of primary and secondary schools within the vicinity. As well as the ferry port and marina Yarmouth includes a 16th century castle, a Grade II listed pier that provides views across The Solent and a raft of restaurants, bars and individual shops. There is also nearby Tapnell Park and Fort Victoria Park.*

* 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

Toby Cottage

This charming and extended period cottage has its origins in the mid-1700s and is full of character both inside and out. It is surrounded by countryside and set well back from the lane with a drive bordered by a raised lawn and hedging that leads to a garage with double doors at each end and where you can park a car, with additional off road parking nearby. The external appearance of the cottage is a delight with stone walls, a recently retiled roof, multi-pane casement windows, a chimney stack, sloping roof dormers and a pitched roof porch with an attractive period front door.

This opens into the welcoming, dual aspect lounge with its stunning stone surround fireplace with a log burner, solid oak flooring, central ceiling beam and stairs to the first floor. There is a downstairs cloakroom and a charming dining room with exposed beams and wood flooring where family and friends can enjoy a meal while the well-proportioned kitchen/breakfast room is ideal for informal get togethers. Here you will find an inset range cooker, a boiler cupboard and white units housing a dishwasher and fridge while still leaving plenty of space for a country style table and chairs.

Upstairs there is a spacious galleried landing leading to the vast family bathroom and three double bedrooms including one that has been laid out as an excellent office with lovely views across the garden and the countryside beyond and the main bedroom with ceiling beams and a partially vaulted ceiling.

Outside the owners have created wonderful areas in the garden to relax and revel in the surrounding views. At the top of the garden there are steps up to a very large decked terrace adjacent to fields. It has a seating area and a rose covered pergola dining area for barbecues and alfresco meals, where you can seat at least eight people. There is a stunning detached garden room with a log burner, French doors to the upper garden and a large decked terrace. It includes lighting and electrics and where you can also put a TV so makes an ideal place to relax, a hideaway for teenage children or for 'the lads' wanting to watch an afternoon of sport! There are also raised vegetable beds, a front patio beside the porch and steps up to a 'secret' decked terrace set in amongst the trees which is a special spot to enjoy a peaceful evening drink and see the setting sun.

The kitchen door and the inner garage doors lead to a crazy paved courtyard and a separate building that has been used as a guest double bedroom. It has a basin but with existing plumbing it would be quite easy to install a shower room. This could also make an excellent office for anyone working from home who doesn't want to be disturbed by activities in the house.







Travel Information

5.9 miles from Yarmouth to Lymington Ferry Terminal
 11 miles from Fishbourne to Portsmouth Ferry Terminal
 9.3 miles from West Cowes to Southampton 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

Leisure Clubs & Facilities

Medina Leisure Centre, Newport	6.2 miles
Newport Golf Club, Newport	6.4 miles
Freshwater Bay Golf Club, Freshwater	6.1 miles
Fitness at Gurnard, Gurnard	8.7 miles
West Wight Sports Centre, Freshwater	6.3 miles

Healthcare

Doctors Surgeries	
Brighstone Surgery, Brighstone	01983 740219
Brookside Health Centre, Freshwater	01983 758998
Carisbrooke Health Centre, Carisbrooke	01983 522150
Medina Health Care, Newport	01983 522198
Pyle Street Surgery, Newport	01983 523525

General Hospitals

St Mary's Hospital, Parkhurst Ryde, Newport	6 miles	01983 822099
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Education

Primary Schools		
Brighstone CE Primary School, Brighstone	01983 740285	
Shalfleet CE Primary School, Shalfleet	01983 760269	
Carisbrooke CE Primary School, Carisbrooke	01983 522348	
St Thomas Of Canterbury Primary School, Carisbrooke	01983 522747	
Newport CE Primary School, Newport	01983 522826	
Hunnyhill Primary School, Newport	01983 522506	
Chillerton & Rookley Primary School, Chillerton	01983 721207	

Secondary Schools/Colleges

Carisbrooke College, Carisbrooke	01983 524651	
Christ The King Upper College, Newport	01983 537070	
Medina College, Newport	01983 861222	
Ryde Academy, Ryde	01983 567331	
The Island VI Form, Newport	01983 522886	
The Isle of Wight College, Newport	01982 526631	

Learning Assisted Schools:

Medina House, School Lane, Newport	01983 522917
St. Georges, Watergate Road, Newport	01983 524634

Entertainment

Restaurants / Bars
 Sun Inn, Calbourne
 Hewitts, Newport
 Burrs, Newport
 Blacksmith Arms, Calbourne
 The Cow, Tapnell
 Three Bishops Inn, Brighstone
 The Crown Inn, Shorwell
 The Sun Inn, Calbourne
 The Horse & Groom, Shalfleet
 The Eight Bells, Carisbrooke

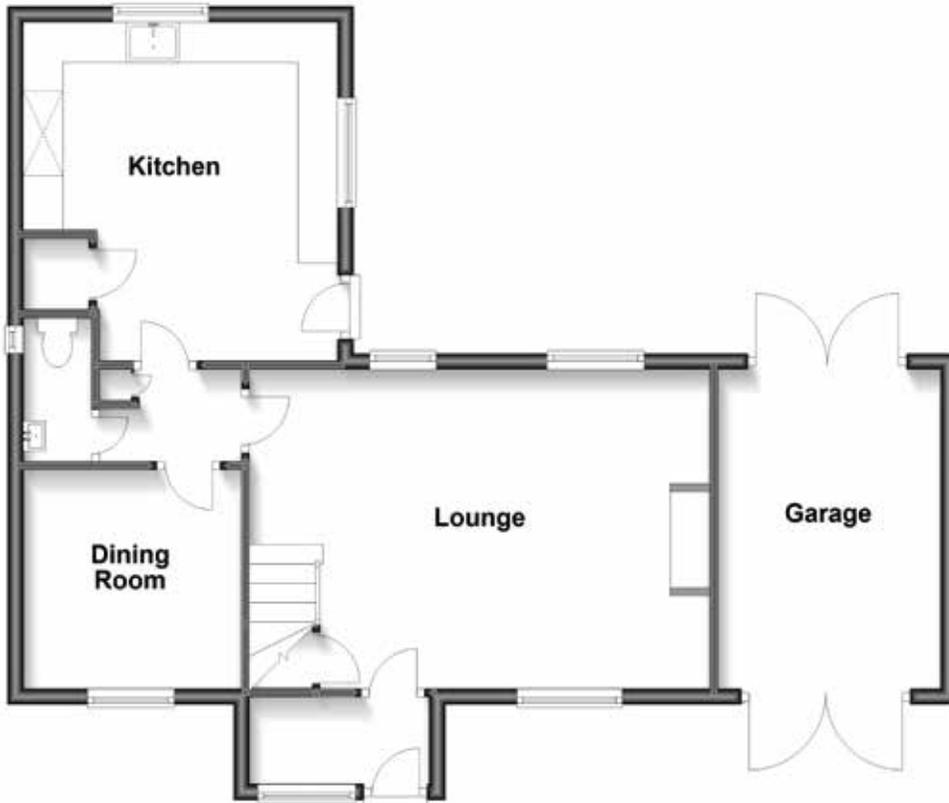
These bars and restaurants are available within a 2 mile radius of this property.

Local Attractions / Landmarks

Isle of Wight Pearl Centre, Brighstone
 Blackgang Chine, Blackgang
 Tapnell Farm, Yarmouth
 Fort Victoria Country Park, Norton
 St Catherine's Oratory, Niton
 The Needles Landmark Attraction, Alum Bay
 Carisbrooke Castle, Carisbrooke
 Owl & Monkey Haven, Newport

Ground Floor

Approx. 66.1 sq. metres (711.4 sq. feet)



First Floor

Approx. 63.4 sq. metres (682.3 sq. feet)



Council Tax Band: E
Tenure: Freehold

GROUND FLOOR

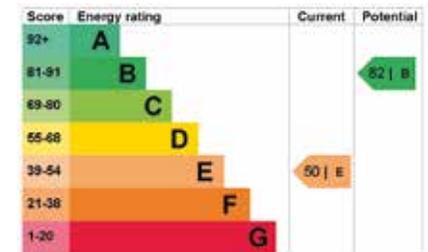
Entrance Porch	
Lounge	18'11 x 12'4
Inner Hall	
Dining Room	8'11 x 8'10
Cloakroom	
Kitchen	12'10 x 12'8

FIRST FLOOR

Landing	
Bedroom 1	18'8 x 9'1
Bedroom 2	13'5 x 9'2
Bedroom 3	13'5 x 9'2
Bathroom	12'10 x 8'

OUTSIDE

Front Garden	
Driveway	
Garage	15' x 9'1
Rear Garden	
Detached Studio	10' x 9'1
Garden Room	9'4 x 7'3



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed 17.01.2023





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