



88 Millers Lane
Carisbrooke | Isle of Wight | PO30 1PE

FINE & COUNTRY

Seller Insight

“ This has been a wonderful home for the past 20 years and a great place to bring up our family. It is within walking distance of local schools and the bus stop is only a few minutes away. We love being in the countryside yet we are close to Carisbrooke and its famous castle and on the edge of Newport, however we are now moving back to the mainland to be nearer our children and hope another family will enjoy living here as much as we have. In many ways it is a 'blank canvas' just waiting for new owners to make it their own.

The village of Carisbrooke includes two pubs, a café, an Italian restaurant and a few shops in the high street. There are also four schools including St Thomas primary school and Christ the King secondary school as well as a doctor's surgery.

Newport is the county town of the Isle of Wight and includes a variety of high street stores and independent shops as well as wide selection of restaurants and bars. There is a weekly street market and a farmers' market and a number of primary and secondary schools within the vicinity. It is not far from the Shide Nature Reserve and the walks or cycle rides along the River Medina are a real pleasure, while the Newport Golf Club is available for golfing enthusiasts.

It is a delightful place to live and as a base for a holiday as it is in the centre of the island so it is easy to get to everywhere whether you want to visit the famous Needles, enjoy a day at the charming Godshill with its iconic model village or 'shop till you drop' in the individual boutiques in Ryde.

There are plenty of local attractions including a museum, a roman villa and the quay arts centre as well as Carisbrook Castle and Monkey Haven. A variety of annual events take place in the area including the world famous Isle of Wight festival and the boutique Eclectica festival at Robin Hill.”*

* 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

88 Millers Lane

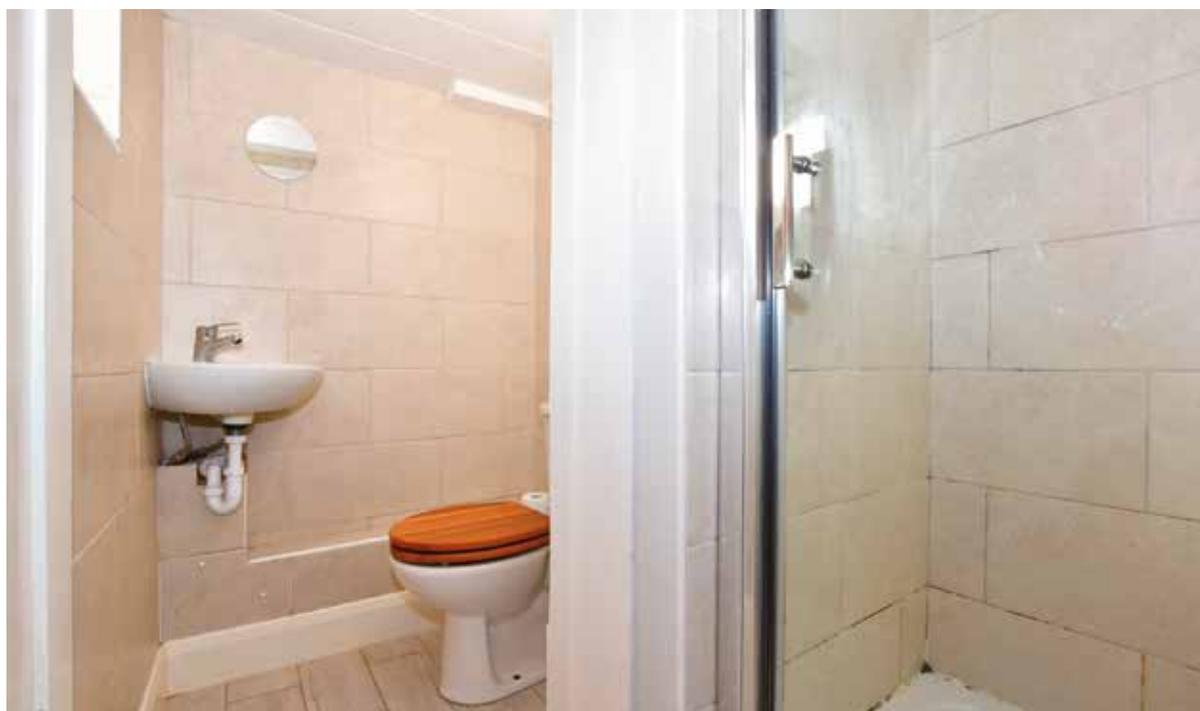
Discreetly tucked away near the end of Millers Lane, this comfortable detached Grade II Listed family home has its origins in the 1700s. However, the main part of the property is about 150 years old and includes characterful period features such as a chimney stack, an original veranda, an internal stained glass door, a Victorian staircase, oak flooring, a fireplace, dado and picture rails. It is surrounded by countryside but less than two miles from the centre of Newport and nestles in a wraparound garden.

There is a spacious light and bright pitched roof entrance lobby with a wall of windows. This leads into the hall with the period staircase, doors to the lounge and study and open access to the well-proportioned kitchen/dining room with its colourful wall tiles which includes an impressive oak dresser, a range of units and stand-alone appliances, plenty of space for a table and chairs. There is an adjacent utility room, cloakroom and bathroom.

A spacious study could also be used as a formal dining room for entertaining while the light and bright dual aspect lounge is just the place to relax in front of the fire on a cold winter's evening. This leads through the stained-glass door to the gorgeous conservatory that spans the width of the property and provides excellent views across the garden and beyond.

Off the first-floor galleried landing is the family shower room and four bedrooms offering superb views across the countryside. These include a single and three doubles with one being dual aspect and has a built-in shelving while another also has a built in wardrobe.

Outside there is a driveway that provides for off road parking as well as the charming veranda surrounded by lawns, mature trees and shrubs, raised vegetable beds and a newly built fence.







Travel Information

7.1 miles from West Cowes to Southampton Red Jet Ferry Terminal
 10 miles from Yarmouth to Lymington Ferry Terminal
 6.1 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

Leisure Clubs & Facilities

| | |
|--------------------------------|-----------|
| Medina Leisure Centre, Newport | 2.2 miles |
| Newport Golf Club, Newport | 2.2 miles |
| Newport Cricket Club, Newport | 1.9 miles |
| Red House Day Spa, Newport | 1.2 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 |
| | (3.1 miles) |

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

| | |
|----------------------------------------|---------------|
| Carisbrooke College, Newport | 01983 524651 |
| Christ The King Upper College, Newport | 01983 537070 |
| 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, Grove Road, Ventnor | 01983 852722 |

Restaurants/Bars

The Eight Bells, Newport
 The Bargeman's Rest, Newport
 The Blacksmith Arms, Carisbrooke
 Burrs, Newport
 Valentinos Restaurant, Newport
 Correo Lounge, Newport
 The Sun Inn, Calbourne

These bars and restaurants are available within a 10 minute 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. 98.8 sq. metres (1063.2 sq. feet)



First Floor

Approx. 56.6 sq. metres (609.2 sq. feet)



GROUND FLOOR

| | |
|-----------------------|-------------|
| Sun Room / Porch | 14'9 x 8'10 |
| Hallway | |
| Study | 13'11 x 8' |
| Kitchen / Dining Room | 17'2 x 10'3 |
| Utility Room | 7' x 6'5 |
| Bathroom | |
| Cloakroom | |
| Lounge | 24'5 x 11' |
| Conservatory | 24' x 9' |

FIRST FLOOR

| | |
|-------------|-------------|
| Landing | |
| Bedroom 1 | 12'8 x 12'8 |
| Bedroom 2 | 14'2 x 9'6 |
| Bedroom 3 | 12'8 x 8' |
| Bedroom 4 | 10' x 6'7 |
| Shower Room | |

OUTSIDE

Ample Off Road Parking
Generous Gardens



Council Tax Band: D

Tenure: Freehold



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





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