



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

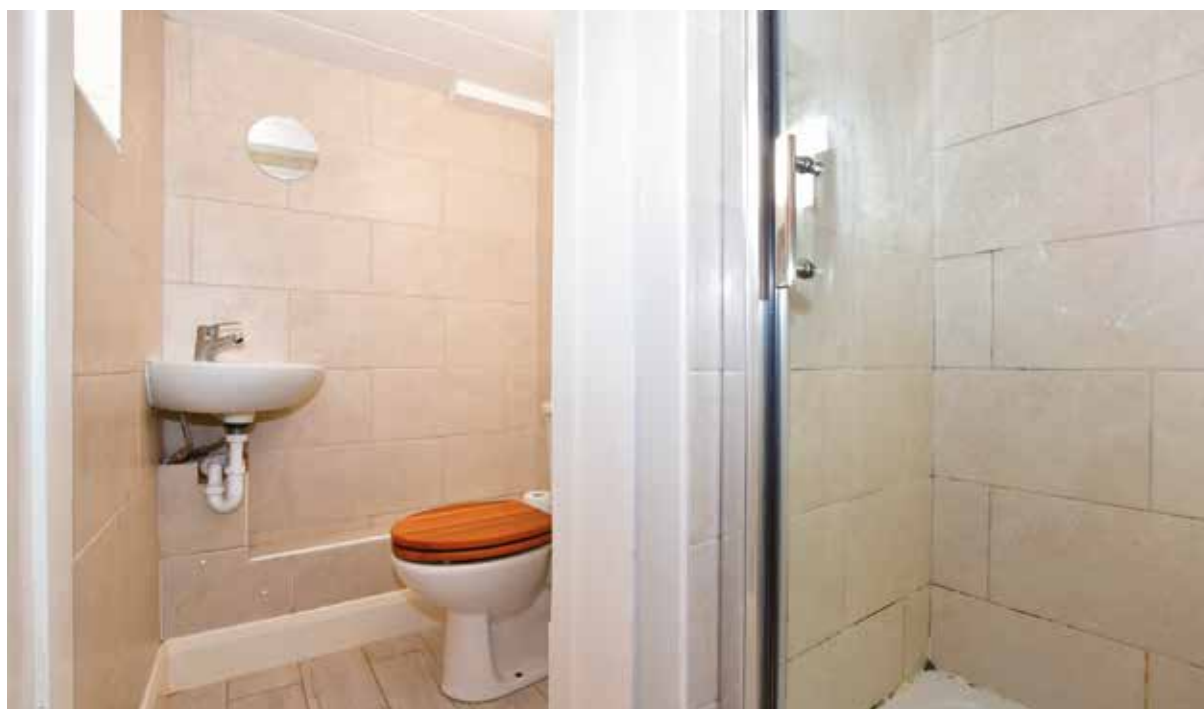
Discreetly tucked away near the end of Millers Lane, this comfortable detached Grade II Listed family home has its origins in the 1700s. However, the main part of the property is about 150 years old and includes characterful period features such as a chimney stack, an original veranda, an internal stained 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

Education

Primary Schools
Nine Acres Primary School, Newport
Newport C of E Primary School, Newport
Hunnyhill Primary School, Newport
Carisbrooke C of E Primary School, Carisbrooke
St Thomas of Canterbury Primary School

Secondary Schools/Colleges
Carisbrooke College, Newport
Christ The King Upper College, Newport
Medina College, Newport
Ryde Private School, Ryde
Ryde Academy, Ryde
Isle of Wight College, Newport
Island VI Form Campus, Newport

Learning Assisted Schools:
Medina House, School Lane, Newport
St. Georges, Watgate Road, Newport
St Catherine's, Grove Road, Ventnor

01983 822099
(3.1 miles)

01983 522984
01983 522826
01983 522506
01983 522348
01983 522747

01983 524651
01983 537070
01983 861 222
01983 562 295
01983 567 331
01982 526 631
01983 522886

01983 522 917
01983 524 634
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. 96.8 sq. metres (1053.2 sq. feet)



First Floor

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



GROUND FLOOR

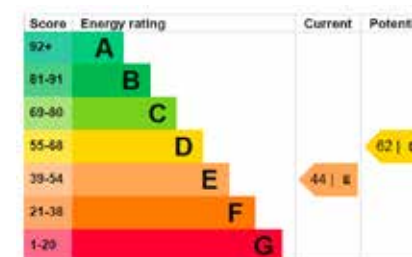
Sun Room / Porch	14'9 x 8'10
Hallway	
Study	13'11 x 8'
Kitchen / Dining Room	17'2 x 10'3
Utility Room	7' x 6'5
Bathroom	
Cloakroom	
Lounge	24'5 x 11'
Conservatory	24' x 9'

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



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