



Brooklyn House  
92 Carisbrooke Road | Newport | Isle of Wight | PO30 1DB

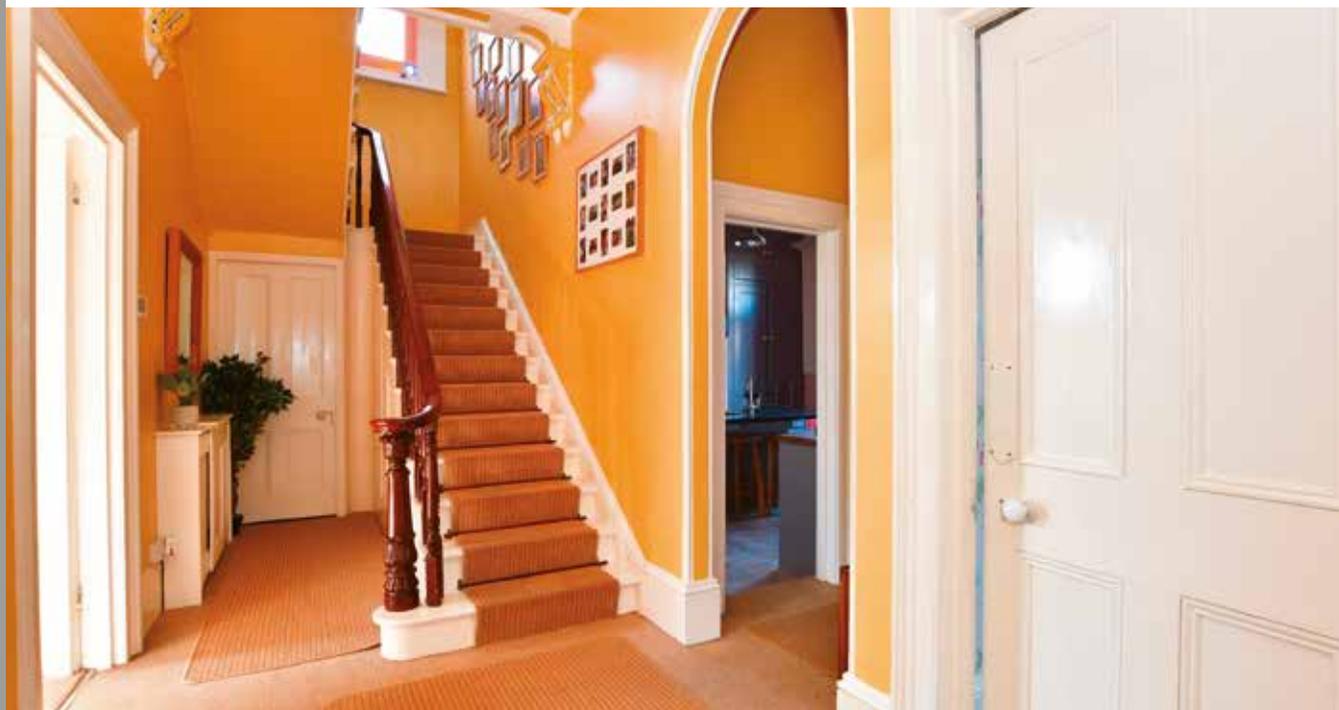
FINE & COUNTRY

# Seller Insight

“*Brooklyn House has been perfect for our growing family over the last nine years. It is very conveniently located, just a 5-minute walk into Newport town centre (with many pubs, restaurants and shops) and a 7-minute walk to the children's schools and pre-school. There is access to a private footpath which means Victoria Recreation Ground is just 5 minutes away. A little further but still within easy walking distance are Carisbrooke Castle, the cycle track to Cowes, the Quay Arts Centre and Seaclose Park as well as some lovely walks by the river Medina. If travelling by bike or car, several beaches are a short drive away - Gurnard seafront being our personal favourite with a beautiful walk along the promenade into Cowes (which also provides easy access to Southampton on the Red Jet in less than half an hour).*

*Set back from the main road, the house itself has a beautiful flowering garden at the front and a large lawned garden at the rear. Inside, the rooms are light and spacious with beautiful high ornate ceilings and many original Victorian features. A more recent addition to the house is the modern light and airy annexe built in 2018. This could be used as an annexe, guest suite, Air B&B type venture or as home business accommodation. The house is full of history and was even used as a Doctors' Surgery at one time. Most recently it has been a much-loved family home and we will be very sad to say goodbye to it. We hope the new owners will treasure the house as much as we have.\**

\* 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

## Brooklyn House

This impressive detached Victorian residence has a self-contained ground floor apartment with independent access, which could be used as an annexe. The property is centrally located and so all parts of the island including the ferry ports are easily accessible. It is set well back from the road with a large front lawn and pathway to the imposing arched entrance porch. The attractive exterior incorporates interesting features such as pale brickwork with patterned inserts, double glazed sash windows and a bay window with a charming juliet balcony above.

The wide period front door opens into the large entrance hall with a wealth of period features including high coved ceilings, ornate archways with decorative plaster corbels, the lovely original staircase and panelled doors. There is plenty of flexible accommodation including a spacious family/games room with a bay window complete with window bench seat and underneath storage, lovely ceiling rose, picture rails and an imposing cast iron fireplace with tiled insets and a wood surround. Next door the elegant lounge also includes an attractive cast iron fireplace as well as a picture rail and ceiling rose.

A third reception room is currently used as a dining room although it would also make an excellent office for anyone working from home. The colourful and contemporary kitchen/breakfast room is where the family spend much of their time. It includes a central island/breakfast bar with a granite worktop, an inset Aga cooker and an American style fridge freezer. There are pale grey wooden units housing a gas hob, dishwasher and washing machine as well as French doors leading to a large decking area with wide steps down to the spacious but easy-to-manage rear garden. There is also a cloakroom on the ground floor and access to an inner lobby with a storage cupboard and a door to the self-contained apartment. This includes a double bedroom with en-suite shower room as well as an open plan kitchen/living area with an external door to the front garden.

Off the first-floor landing of the main house is a charming family bathroom with a stand-alone bath, together with four double bedrooms and an additional smaller bedroom which is currently a nursery but could also be used as a dressing room or perhaps a study. As well as the main bedroom with an en-suite shower room there is also a large guest bedroom with en-suite facilities and fitted cupboards, a further bedroom with a fireplace and a final bedroom with a fireplace and fitted cupboards.

The rear garden was landscaped last year and is mainly laid to lawn interspersed with trees and shrubs, with a rear garden gate leading out to the double garage and parking area for four cars accessible via Field Place.







**Travel Information**

5.5 miles from West Cowes to Southampton Red Jet Ferry Terminal  
 9.9 miles from Yarmouth to Lymington Ferry Terminal  
 5 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	1.4 miles
Newport Golf Club, Newport	2.2 miles
Newport Cricket Club, Newport	1.9 miles
Red House Day Spa, Newport	0.4 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 (1.5 miles)  
 01983 822099

**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, Watergate Road, Newport

01983 522984  
 01983 522826  
 01983 522506  
 01983 522348  
 01983 522747

01983 524651  
 01983 537 070  
 01983 861 222  
 01983 562 295  
 01983 567 331  
 01982 526 631  
 01983 522886

01983 522 917  
 01983 524 634

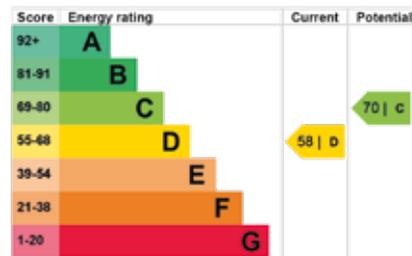
**Entertainment**

**Restaurants / Bars**  
 The Eight Bells, Newport  
 The Bargeman's Rest, Newport  
 The Blacksmith Arms, Carisbrooke  
 Correo Lounge, Newport  
 Burrs, Newport  
 Toto, Newport  
 Thompson's Restaurant, Newport  
 The Sun Inn, Calbourne  
 Quay Arts Centre, Newport

These bars and restaurants are available within a 2-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  
 Amazon World - Newchurch



Council Tax Band: G  
Tenure: Freehold



**GROUND FLOOR**

- Entrance Hallway
- Family Room 20'5 into bay x 15'1
- Dining Room 14'1 x 12'2
- Cloakroom
- Lounge 18'1 x 14'1
- Kitchen 14'2 x 14'1
- Inner Lobby:

**ANNEXE**

- Annexe Kitchen Area 11'11 x 5'8
- Annexe Living Area 13'7 x 11'11
- Annexe Bedroom 12'1 x 8'5
- Annexe Shower Room 5'8 x 3'9

**FIRST FLOOR**

- Landing
- Bedroom 1 17'1 x 15'1
- En-Suite Shower Room
- Bedroom 2 18'1 x 13'9
- En-Suite Shower Room
- Bedroom 3 14'1 x 14'1
- Family Bathroom
- Bedroom 4 14'1 x 12'2
- Bedroom 5

**OUTSIDE**

- Front Garden
- Off Road Parking
- Garage 1 18'2 x 9'8
- Garage 2 18'2 x 8'7
- Rear Garden



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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