



**THE OLD VICARAGE**  
WATERGATE ROAD, NEAR NEWPORT, ISLE OF WIGHT



**A GEM OF A FORMER VICARAGE SET IN DELIGHTFUL GARDENS WITHIN A PICTURESQUE RURAL, YET ACCESSIBLE LOCATION**

Built in around 1850 this fine former Vicarage provides a wonderful family home maintaining a great degree of character with particularly light, nicely proportioned rooms. There is a good array of period features, including fireplaces, stripped pine doors and staircase, whilst the en-suite facilities and other modern comforts have been added and the house has been well maintained. Set centrally within its attractive grounds, comprising beautifully landscaped and planted gardens, there are good views of the gardens or surrounding countryside from most rooms. The house has nicely balanced accommodation as illustrated on the floorplan. There is a good cellar and externally there are former stables and a workshop attached to the house, with a detached modern triple garage.

The property occupies a particularly convenient location, not only for the amenities of nearby Newport but allows for easy access to all parts of the Island as well as mainland ferry links. There are good country walks accessible directly from The Old Vicarage.



**GROUND FLOOR**

**ENTRANCE HALL** A delightful hallway with original arched and partially glazed doors to the front elevation, wooden floorboards and an elegant period staircase with stripped pine Newell post and spindles. A partially glazed door leads to a lobby and formal entrance from the rear elevation.

**DRAWING ROOM** A particularly light room with a bay window incorporating window seat overlooking the gardens and bi-fold doors to the southern elevation opening to the conservatory. Period fireplace, with timber surround.

**CONSERVATORY** With tiled flooring, staging, access to and overlooking the garden.



**DINING ROOM** A beautifully proportioned room featuring a period fireplace with marble surround and a bay window with seating, overlooking the gardens.

**SITTING ROOM** A dual aspect room with access to the garden, providing a comfortable seating area, built-in shelving.

**KITCHEN/BREAKFAST ROOM** Fitted with a good range of built-in cupboards with solid beech work surfaces, incorporating two marble slabs, built-in dresser. Space for a range cooker set within the chimney breast. Space for table.

**UTILITY ROOM** Fitted with an extensive range of built-in cupboards, work surfaces, large butler sink and with space for a washing machine, tumble dryer, two refrigerators and dishwasher.

**BOOT ROOM** With access to the garden and workshop.

**WORKSHOP** A useful space with power lighting and additional space for appliances.

**CELLAR** An excellent cellar with flagstone flooring and lighting as well as window providing natural light. Camray oil-fired boiler.

#### **FIRST FLOOR**

**LANDING** Incorporating a seating area with country views. Linen cupboard with shelving and hot water tank.

**MASTER BEDROOM** A particularly light double bedroom with deep windows to two elevations providing views over the garden and surrounding countryside. Built-in cupboards, arched opening to a **DRESSING ROOM** with further cupboards.

**BATHROOM EN-SUITE** Bath with tiled surround, shower, wash basin set within unit with cupboards beneath and WC.

**BEDROOM 2** A large double bedroom with an ornate period fireplace, built-in cupboard.

**SHOWER ROOM EN-SUITE** A Curved shower enclosure, wash basin, WC and heated towel rail.

**BEDROOM 3** A double bedroom with an ornate fireplace and country views.

**BATHROOM** Bath, wash basin with built-in cupboards beneath and WC.

**BEDROOM 4** A double bedroom with westerly country views. Built-in cupboards.

**SHOWER ROOM EN-SUITE** Shower, wash basin with cupboard beneath, WC and heated towel rail.



**STUDIO** Once a loft room above the stable, now accessed via bedroom 4 with a vaulted ceiling clad with tongue and groove panelling providing a versatile study/playroom. There is also a trap door to a step ladder down to the former stable.

#### **SECOND FLOOR**

**BEDROOM 5** A double bedroom with westerly country views. Access to partially boarded roof space.

#### **OUTSIDE**

Contemporary ornate metal fencing with lighting and entrance gates open to a driveway leading to a parking area for a number of cars, adjacent to the **TRIPLE GARAGE** with power and lighting, sympathetically constructed of brick with a slate roof. Adjoining the house are the **FORMER STABLES** with two stalls, original brick flooring and hay racks now serving as a useful store.

In all the property extends to approximately 1.30 acres (0.53 ha.) backing on to farmland and including delightful gardens comprising lawns, beautifully planted borders, as well as a vegetable garden. To the north is a partially wooded area planted with an array of spring bulbs.

#### **SERVICES**

Mains water and electricity. Private drainage system, (installed in around 2005). Oil-fired central heating and Calor gas bottles for cooking. Photovoltaic panels producing electricity and solar panels supplementing hot water.

#### **POSTCODE**

PO30 1YP

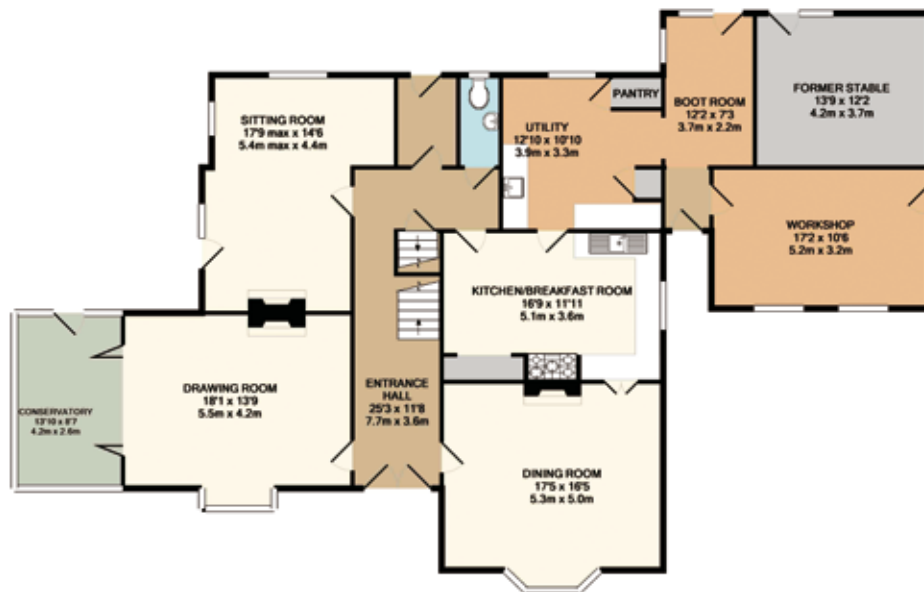
#### **VIEWINGS**

All viewings will be strictly by prior arrangement with the selling agents Spence Willard.





View looking west from the grounds of The Old Vicarage



GROUND FLOOR  
APPROX. FLOOR  
AREA 1976 SQ.FT.  
(183.6 SQ.M.)



CELLAR  
APPROX. FLOOR  
AREA 280 SQ.FT.  
(26.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1639 SQ.FT.  
(152.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 181 SQ.FT.  
(16.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 4076 SQ.FT. (378.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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