



# WATCHINGWELL MANOR

Middle Road, Swainston, Calbourne, Isle of Wight, PO30 4HZ









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A stunning, refurbished Grade II listed, 6-bedroom Georgian Manor situated 15 minutes' drive from Yarmouth with tennis court, gym/outbuilding, gardens, paddocks and stabling, in all extending to 10.17 acres (4.11ha).

Guide Price £1,795,000

## Watchingwell Manor

**Lower Ground Floor**- Cellar

**Ground Floor** - Entrance Hall | Drawing Room | Snug | Orangery | Study  
Kitchen/Breakfast Room | Lobby | Cloakroom | Utility Room

**First Floor**- Master Bedroom with dressing room and adjoining bathroom  
Large landing | Shower room | Two double bedrooms

**Second Floor**- Landing/Sitting Room | Bathroom | Three Double Bedrooms

**Extending to 454m<sup>2</sup> (4887sqft)**

## Gardens and Grounds

Gardens and grounds of over 2.75 acres | Tree Lined Newly Laid Driveway  
Formal Gardens and Lawns | All Weather Tennis Court  
Dining and Seating Terrace | Irrigation System

## Buildings

Stabling with yardage | Substantial Gym/Office

**Extending to 233m<sup>2</sup> (2508 sq. ft)**

## Land

7.16 acres of paddocks







## SITUATION

Watchingwell Manor is situated within a rural location off the public highway, Middle Road. Watchingwell Manor provides a real sense of privacy arriving along an accessible formal tree lined, recently laid driveway. Enjoying countryside viewing, and, within easy reach of beaches

at Compton, Brook or Grange Farm as well as countryside walks at Brighstone, Brook or Hulverstone. Yarmouth is a 15-minute drive, providing restaurants, shops, harbour, and ferry to Lymington. The famous sailing town of Cowes is a 15-minute drive away with its fast catamaran link to Southampton and onward London trains.

The Isle of Wight is celebrated as an international yachting and sailing venue, with the annual Cowes Week Regatta in August attracting competitors from all over the world. A full range of yacht and sailing

clubs provide a social hub. There are nearby golf courses including Westridge, St Georges & Shanklin and Sandown Golf Club.

Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education from pre-school to sixth form on a daily, full or weekly boarding basis. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep and there are good feeder links to conveniently located public schools such as Winchester College and St Swithuns' in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Marlborough College in Wiltshire.

The Island is blessed with a number of boutique hotels and restaurants, including The George in Yarmouth, The Royal in Ventnor; The Hut, Foresters Hall and The Smoking Lobster.









## HISTORY

The Manor of Watchingwell given in 949 by King Edred to his man Alsfig the goldsmith to hold in everlasting inheritance. Alsfig or one of his descendants gave Watchingwell to Wilton Abbey, to which belonged in 1086. Watchingwell Estate formed part of the grant by Baldwin de Revers to Payn Trenchard in the reign of Harry I and its descent during the 12th and 13th Centuries were identical that of the neighbouring Manor of Shalfleet. Later, the Manor, "Watchingwood or Watchingwell" called in Domesday Book "Fatingwelle" belonged to Sir John Dingley and, and Henry Trenchard.

## WATCHINGWELL MANOR

Watchingwell is a classic Georgian Manor, extending to some 454m<sup>2</sup> (4887sqft) all tastefully refurbished by the current owners, enjoying 6 bedrooms, all weather tennis court, impressive gym/outbuilding, (with potential for alternative uses), formal gardens and grounds, paddocks, and stabling, in all extending to 10.17 acres (4.11ha).

### Lower Ground Floor

From the ground floor, there is access via both internal and external staircases leading to the Cellar.

### Ground Floor

Watchingwell Manor is approached via a tree lined, newly laid formal driveway leading from the main access track to the property.

The Manor is entered through the formal porch into the inner hall with flagstone floors, with stairs leading up to the first floor and down to the Cellar. Off the hall there is a study/playroom with east facing aspect across the driveway enjoying a window seat, drawing room with stunning wood burning stove, window seats (and shutters), snug room with fitted cupboards, fireplace and wood burning stove. To the rear of the property there is a bespoke timber Orangery with limestone floor, pairs of French doors to the garden terrace and bi-fold doors to the kitchen. The kitchen has been fully refurbished and enjoys a vaulted ceiling, exposed beams with 6 Oven Gas/electric aga and double Belfast sink. There is also a useful utility room with separate cloakroom with w/c.

### First Floor

From the stairs leading from the ground floor, there is a large landing, a master bedroom with dressing room, two family bathrooms, and two double bedrooms.

### Second Floor

From the stairs leading from the first floor, there is a large landing (which could be utilised as an office or open snug), three double bedrooms and a bathroom.















## GARDEN AND GROUNDS

To the front and rear of the Manor are formal lawn areas herbaceous borders and mature specimen trees including oak, holly, silver birch, and a fine walnut tree. The garden areas extending around the property and are exceptional having been planted with over 5000 individual plants. A stunning new rose garden has recently been planted and there is a fabulous, covered pergola. To the south and west of the main house is a charming stone-paved dining and seating terrace. An all-weather tennis court can be found set by itself away from the formal lawns. The pristine rear lawns are watered by a concealed automatic irrigation system with rain sensors.

## BUILDINGS

Within proximity to the main house, there is a large outbuilding, extending to some 109m<sup>2</sup> (1164sqft) of brick construction, with timber cladding and a slate roof (ideal for an annexe or similar, subject to the relevant consents) currently set up as a home gym, with vaulted ceilings it offers a great space for a wide range of uses. Further West of the outbuilding, there is a well-built set of stables with four loose boxes, W/C, tack room and hay store; surrounding the stables there is a concrete hardstanding.

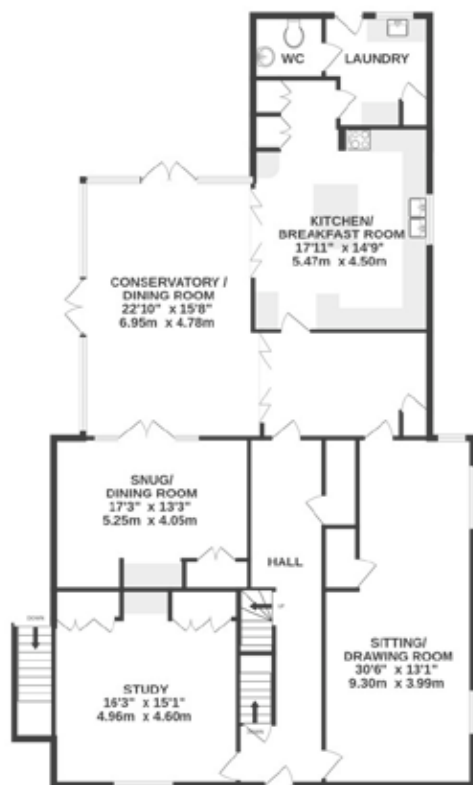
## LAND

Watchingwell manor is complemented by several paddocks, all with post and rail fencing and a mains water connection via troughs. The pastureland at Watchingwell manor extends to 7.16 acres, and, is set out over 3 parcels.





NOT TO SCALE



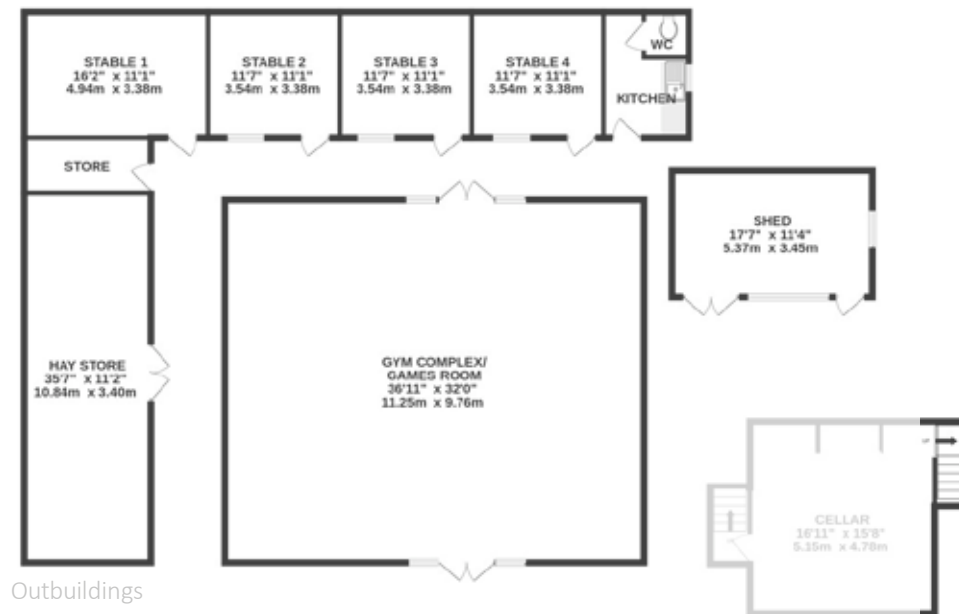
Ground Floor



First Floor



Second Floor



Outbuildings

Cellar

**TOTAL FLOOR AREA : 6806 sq.ft. (632.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

Watchingwell Manor is offered for sale by private treaty as a whole.

### Rights of Way

There is a public footpath that runs between the tennis court and stables, running south-north and is clearly delineated on the ground with a new hedgerow that screens it from the Manor and gardens. Further information can be made available to prospective buyers from the selling agents.

### Access

The property benefits from a legal, right of access, over two third party accesses directly off the public highways, Middle Road & Yarmouth Road.

### Restrictive Covenants

There is a restrictive covenant preventing the erection of non-agricultural or equestrian structures on the paddocks.

### Services

Mains water (free of charge) and electricity (3 Phase to the Manor) are connected to the property. Newly installed sewerage treatment plant and the property is heated via a combination of radiators and under-floor heating supplied by an oil-fired boiler. The AGA is fuelled by LPG. The buildings benefit from mains water, mains electricity and are also connected to the newly installed sewerage treatment plant. The paddocks are connected to mains water.

### Planning/listed building

The Manor is Grade II listed, first listed in 1994 under list entry 1292701. There was full planning permission granted for an outdoor swimming pool, which has now lapsed, the reference is P/00272/03.

### Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

### Sporting, Timber and Mineral rights

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

### Local Authority

Isle of Wight Council.

### Postcode

PO30 4HZ

### Plans, Areas And Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

### Broadband

12 Mbps

### Viewings

Viewings strictly by appointment with BCM Wilson Hill.

### Fixtures and Fittings

BCM Wilson Hill will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

### Selling Agents

BCM Wilson Hill, Isle of Wight office  
Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight  
PO30 3DE

Spence Willard, The Square, Yarmouth, PO41 0NP

NB. These particulars are as at March 2025 and photographs taken June 2022, May 2024 and February 2025.

### Council Tax Band

G

### EPC

N/A

### Tenure

Freehold

### What3words

///rivals.launch.grapes

## IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
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SPENCE  
WILLARD

