

SPENCE WILLARD



Mulberry House, 6 Quay Lane, Brading, Sandown, Isle of Wight, PO36 0AT

A Beautifully Presented Home with Stunning Countryside Views

Enjoying far-reaching rural views and exceptional family living space, gardens, off road parking and garage.

VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



Mulberry House is a beautifully presented and light-filled detached home in a highly sought-after location. Situated on picturesque and historic Quay Lane, this attractive house is just a short walk from stunning downland trails and the RSPB nature reserve. It occupies a peaceful, elevated position with outstanding views across Culver and Brading Downs.

The town of Brading is well appointed and benefits from a school, shops, public houses and train station which connects to Ryde Pier Head. There are many local walks across the Downs or the protected RSPB marsh lands including the 'Walk-the-Wight' route passing close to the house where walkers ascend onto Brading Downs on their 26mile annual charity walk in May from Bembridge to The Needles. The seaside village of Bembridge with its sandy beaches is a short drive away. Bembridge boasts incredible views across The Solent and English Channel and is surrounded by miles of down land perfect for countryside walks. Bembridge Harbour has extensive mooring facilities and two sailing clubs and creates a bustling atmosphere with fishing boats and pleasure craft. The town of Ryde is also a short drive with its numerous amenities, schools and high speed (22mins) links to the mainland.

A substantial three-bedroom detached home, Mulberry House offers generously proportioned accommodation throughout. The ground floor features a spacious sitting room with bay windows and French doors opening onto the garden and a superb open-plan kitchen/dining room. Each of the three well-appointed double bedrooms benefits from an en suite and enjoys wonderful views over the surrounding countryside.

The tasteful décor has been refreshed throughout, with elegant feature wallpapers and colour palette across the bedrooms. The modern en suite bathrooms are beautifully finished, with the principal suite offering a luxurious bath and showeroom complete with dressing area, freestanding bath, and walk-in shower.

The reception areas flow seamlessly, providing flexible and sociable family living. The dual-aspect sitting room runs from front to back, filled with natural light, and includes a log-burning stove with a timber surround and mantle. The open-plan kitchen/dining room is

ideal for entertaining, with space for a family dining table, a breakfast bar, and excellent storage and worktop space. Outside, the house is set well back from the road behind a pair of hardwood gates where a resin-bound driveway leads to ample parking, a carport, and a detached double garage. The beautifully landscaped rear garden features mature planting, colourful borders, and a raised terrace perfect for outdoor dining and entertaining. A charming wildflower meadow at the rear is home to the property's namesake – a mature mulberry tree, believed to be one of the oldest on the island.

Accommodation

Hallway

A welcoming and spacious entrance hall with a study area overlooking the rear garden. Deep cloakroom cupboard, laundry area, W.C. with heated towel rail, and a vanity wash basin.

Sitting Room

A generously sized, reception room featuring two-tone painted walls with dado rail, a log-burning stove, a deep bay window with views to Culver Down, and French doors opening to the garden.

Open-Plan Kitchen / Dining Room

An ideal family space with room for a dining table in the bay window. The kitchen is fitted with shaker-style units, a 1.5-bowl composite sink with mixer tap and space for a range cooker (with tiled splashback and extractor hood), an American-style fridge/freezer, washing machine, dishwasher and tumble dryer.

Boot Room

A glazed boot room with access to the rear garden and side carport.

First Floor

Stairs lead to a light-filled galleried landing with a window overlooking the southerly aspect. All three bedrooms are spacious doubles, each with its own en suite. The principal bedroom boasts built-in wardrobes, a dressing area, and a luxurious en suite with bath and walk-in shower. All bedrooms enjoy wonderful views and generous storage.

Outside

Mulberry House sits behind attractive gates on an elevated plot with a large frontage. A gravel and resin driveway provides parking for several vehicles in front of a detached garage (approximately 6m x 4m), which is wider than a standard single garage and includes power, lighting, an automated roller shutter door, and side and rear access. There is also a carport in front of the garage.

The rear gardens are beautifully landscaped with established borders, specimen trees, and a summerhouse/shed discreetly positioned at the rear. A raised terrace offers an ideal spot for outdoor dining, and a charming picket fence encloses the meadow area beyond the ancient mulberry tree stands.

Services

Mains electricity, water, gas and drainage, provided by gas fired Glowworm boiler located in the downstairs W.C. and delivered via radiators.





EPC Rating
C

Council Tax
F

Tenure
The property is offered Freehold

Postcode
PO36 0AT

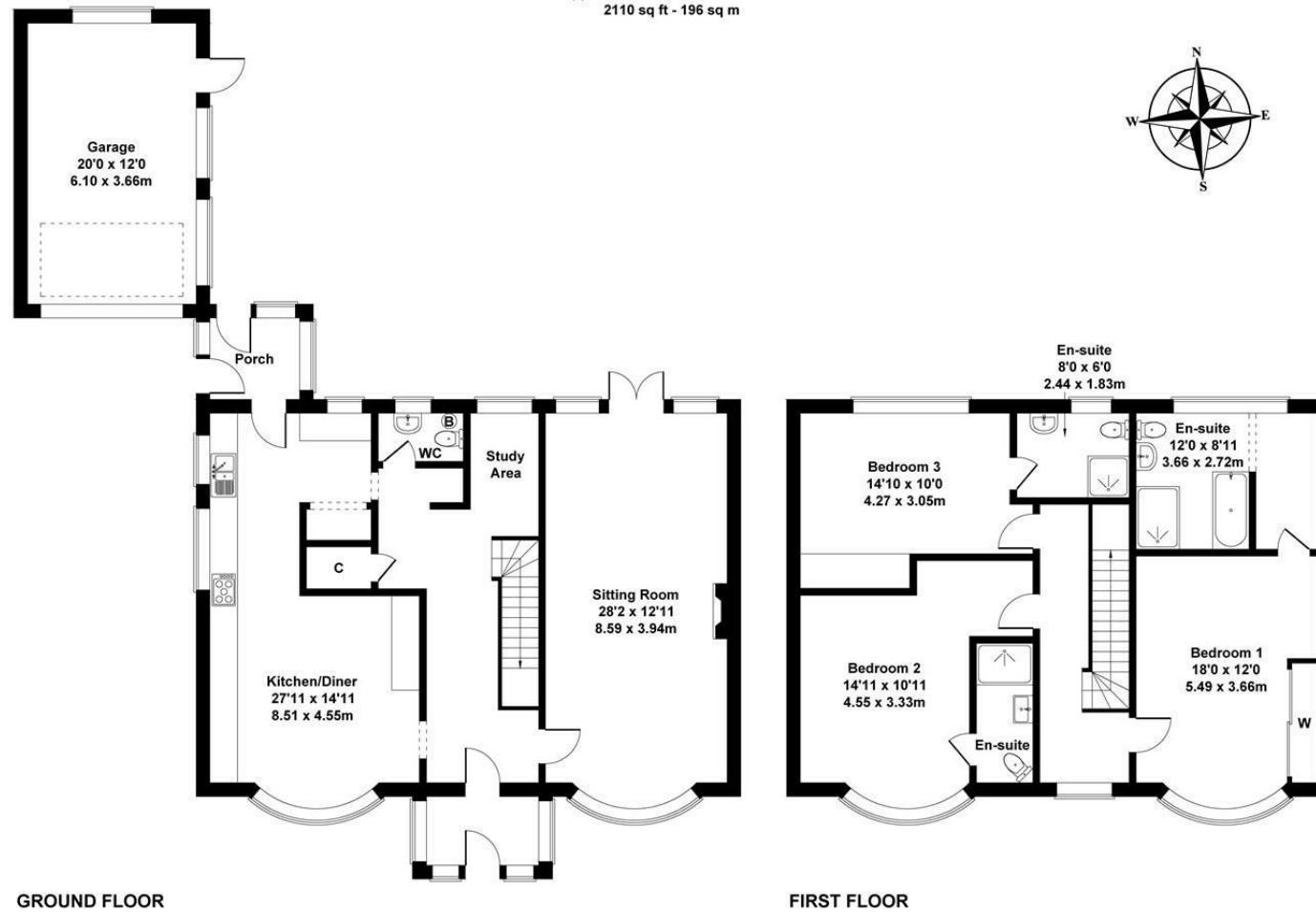
Viewings
All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.





Mulberry House

Approximate Gross Internal Area
2110 sq ft - 196 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.