

# INIGO



## *Standen House*

NEWPORT, ISLE OF WIGHT

£2,950,000 FREEHOLD

Standen House is a remarkable Grade II\*-listed Georgian country house on the Isle of Wight. Dating from the early 17th-century, it bears an astonishing number of original features, from its archetypal mid-18th-century symmetrical façade to a fine staircase that winds through the core of the house. Spanning some 9,343 sq ft, the internal plan encompasses a set of especially spacious living areas and 12 serene bedrooms. Grounds of 19 acres surround the house, comprising four acres of formal garden, three grazing fields, and an additional c. 10,000 sq ft of ancillary buildings, including Elm Cottage, a two-bedroom detached house with its own access. Rooted in its rural, idyllic setting, Standen House's overarching experience is one of remove and tranquillity, though the island's county town, Newport, is around a mile away.

### *Setting the Scene*

There has been a dwelling on the land that Standen House stands on since before 1066, and it was mentioned in the Domesday Book of 1086. The current iteration of the house has its roots in the 17th century, origins still visible in the Isle of Wight stone exterior at the rear.

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A picture of proud, Georgian geometry, the house's red-brick frontage was added in the 1740s by the Roberts family; its uniform set of six-over-six sash windows is a testament to the preeminent architectural style of the time. A later Victorian wing was subsequently added in the 1890s.

Inside, the story is much the same: a sublime array of original features can be spotted within the home's living and sleeping spaces, from original fireplaces, floorboards and panelling. Among its most fascinating features, however, is a 17th-century staircase that ascends from an expansive entrance hall, connecting up building's three light-filled storeys.

### *The Grand Tour*

Entry is via a central doorcase above six steps, framed by Doric columns, a frieze and a period six-panelled door.

The front door opens to a hallway, where beautifully aged flagstones spread out underfoot. Directly ahead is an archway that guides towards the back hall. Here and across much of the home, architraves, deep skirting boards, and cornicing add a subtle, elegant finish.

A series of refined living spaces occupy the ground floor, all similarly appointed in a pared-back palette that draws attention to the copious amount of natural light that ripples across the plan. Period shuttered sash windows wrap each side of the house, capturing views across the swathes of private land that unfold from the building's perimeter.

On the right-hand side are a dining room and a drawing room. The former has a large open fireplace with a stone surround, while the latter has one dating to, it's believed, the 1740s. Both rooms are especially spacious yet apt for hosting intimate soirées. The dining room also has a wealth of white-painted bespoke storage with plenty of scope to store a personal library, or have prized crockery on display.

A remarkable survival of its genteel past, the house's former dining room, now a ballroom, lies at the front of the plan. Its generous proportions lend well to revelleries, though it could equally make a wonderful informal and cosy reception space. An idiosyncratic butler's pantry – currently used for storage – opens on one side.



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The kitchen sits opposite the dining room. It revels in a rustic appeal, with cream units, glass-fronted dressers and a buttercup-yellow electric Aga. A pantry adjoins, and there is plenty of space for an informal dining set up in front of twin shuttered windows.

The remainder of the downstairs plan is given over to the old kitchen, now used as a workshop. There is also an estate office, a store and a boiler room. A corridor extends to the rear of the house, passing a storage area on the way to the garage. There is also a convenient WC and a second pantry here. Downstairs is a wine cellar space for a varied collection.

There are four staircases to the upper levels: the primary is a venerable example dating to the 17th-century. Handsome panelling runs on one side as its treads and patinated bannister ascend to the first-floor landing.

A generous landing on the first floor connects to nine versatile bedrooms that could equally serve as studies or snugs. An internal doorway divides up the landing, meaning that the two wings of the house can be kept distinct from one another, if required. Each room has a unique character, in part due to the varied roster of paint colours used across the walls. One of the bedrooms is particularly striking, with intricately panelled, white-washed walls.

There are two shared bathrooms, both finished in a traditional style and with doors to adjacent bedrooms. There are also two en suite bathrooms, one of which takes a Jack-and-Jill form between two of the larger bedrooms, both of which would serve as brilliant principal rooms.

There are three additional bedrooms upstairs: one located at the front of the house and two at the rear, accessible via a separate staircase. There is a wealth of attic space here, as well as a tank room and a convenient bathroom with views across the grounds.

Outside, with its own driveway, Elm Cottage has an additional two bedrooms, along with a bathroom, a kitchen, and a cosy living space oriented towards a fire set within a timber, bullseye-studded surround. Private but with a strong connection to the main house, this would serve as a brilliant bolthole for relatives or as a holiday let.



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### *The Great Outdoors*

Sweeping and bucolic grounds of 19 acres emanate from the house, creating an immersive, retreat-like feel. The space has been gently divided between open swathes of land – including three grazing fields – and four acres of beautiful formal gardens. There is also a remarkable 18th-century south-facing walled kitchen garden, chock-full with fruit trees, soft fruit bushes, vegetable beds and a greenhouse.

A sweeping drive in front of the house provides space to park several cars. There is also additional space in a three-vehicle garage.

The house's generous internal footprint is added to by a series of ancillary buildings that include a large barn, coach house, stables, a groom's house, a partly renovated gardener's cottage, several animal/cattle sheds, and garden storage buildings. In total, these external spaces add 10,000 sq ft of space.

### *Out and About*

Set almost centrally on the island, Standen House is within easy reach of all of its brilliance. There are good delicatessens and shops nearby, including the Isle of Wight Cheese Company. In recent years, Isle of Wight Tomatoes has established itself as the go-to for morish, multicoloured produce.

Despite the house's feel of remove, Newport – the Isle of Wight's county town – is a six-minute drive north. It has branches of major supermarkets, as well as a cinema and an arts centre. The Isle of Wight received UNESCO Biosphere Reserve status in 2020, ensuring its protection for the future.

A 20-minute drive south, Ventnor is known for its beautiful beach. It is also home to the Smoking Lobster, held as one of the best restaurants on the island. The Ventnor Fringe takes place annually in July and acts as a warm-up to the Edinburgh Fringe. There are also multiple surf spots along the south coast of the island, with the best and most reliable swells to the west. Lessons and boards can be rented through the isurf (and its popular sister company on the other side of the island, Freshwater Bay Coasteering).

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There are also some brilliant spots on the west of the island, around the buoyant community of Freshwater. Some of the island's best dining spots, The Red Lion and The Hut, can be found here. The Terrace – a harbourside restaurant in Yarmouth – also comes recommended.

Access to the mainland is fuss-free via car ferries that run frequently to Portsmouth, Southampton and Lymington from Ryde, Yarmouth and Fishbourne.

Council Tax Band: G

# INIGO



## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.