

INIGO



Binstead Hall

RYDE, ISLE OF WIGHT

£1,450,000 FREEHOLD

Set amidst quiet woodland, Binstead Hall sits just moments from the island's spellbinding coastline. The current owners have occupied the home for 27 years and have meticulously retained and maintained a wealth of period details, including Victorian tiling, elegant cornicing, and antique fireplaces, while contemporary alterations provide excellent levels of comfort. The house, built circa 1860, is wonderfully characterful and stretches to close to 4,000 sq ft with five/six bedrooms. The mansion houses six homes; this particular home has a lush private garden that tapers off to its own secluded beach.

Binstead Hall

RYDE, ISLE OF WIGHT

£1,450,000 FREEHOLD



Setting the Scene

Binstead Hall was built on the former Quarr Wood estate near Ryde, taking its name from local limestone quarries that provided stone for iconic historic buildings such as Winchester Cathedral. The area was progressively developed during the late 19th century from dense woodland to grand villa-style residences, as part of the wider Fleming landholdings.

Originally commissioned and occupied by the nephew of philanthropist George Peabody, the home was built with stone from the former Quarr Abbey and has a private path to the beach, where remnants of a jetty once used by British royalty remain in situ.

The Grand Tour

The approach to the house is via a private lane framed by woodland that descends gently toward the sea. The charming sand-coloured limestone façade comes into view, and a front porch is entered through a wrought-iron gate with a moulded stone arch and a matching wrought-iron fanlight.

A half-glazed front door opens onto a grand reception hall. Well-preserved original geometric tiles line the floor, and lofty ceiling heights allow natural light drawn in through a front sash window to permeate. A dining area lies beyond, softly delineated by elegant arches with decorative plasterwork and a marble column.

INIGO

Binstead Hall

RYDE, ISLE OF WIGHT

£1,450,000 FREEHOLD



A generous lounge sits at the rear, where a marble fireplace with vestiges of the Victorian cast-iron range and tiling grounds the room. A warming ochre-yellow washes the walls, emphasised by light that enters through a canted bay window, and a door leads out to the rear garden.

Directly adjacent lies a kitchen, where a more contemporary palette of hardwood, marble, and flagstone-style tiling has been matched to a period-appropriate hue and to the room's classical detailing. New appliances are integrated, and there is space for a large dining table. From here, there is direct access to a private paved terrace and to the garden.

A sublime sweeping staircase rises to the first floor, where three bedrooms are arranged around a central landing with a shared bathroom. The principal is at the rear, brimming with period detail including a cast-iron fireplace and recessed arched alcoves. A balcony overlooks the garden and far-reaching sea views, equally striking from the adjacent bedroom. Just off the landing, the bathroom has a rolltop bathtub, a walk-in shower, and three magnificent arched sash windows.

Binstead Hall

RYDE, ISLE OF WIGHT

£1,450,000 FREEHOLD



The second floor is home to two further bedrooms, one currently configured as a large office, as well as a separate living room used as a snug. An independent staircase ascends to a tower room, a continuation of living space or additional bedroom.

The Great Outdoors

The drive is shared amongst the residents of Binstead Hall, while the house itself has private parking space for three cars and a garage. A paved terrace and private garden stretches toward the sea. The space is wonderfully secluded, flanked by mature woodland with a preserved sightline of the coast. At the end, the house enjoys its own section of beach.

Out and About

Binstead Hall is set along the quiet, wooded coastal fringe between Ryde and Fishbourne on the Isle of Wight's northern shore. The home's immediate surroundings provide direct access to serene coastal paths and secluded pebble-and-sand shores that look out across the Solent toward the mainland, with gentle woodland tracks through Dame Anthony's Common stretching right from the doorstep. A short walk down Quarr Road leads to the active Benedictine community at Quarr Abbey, with medieval ruins, a farm shop and a tea garden.

INIGO

Binstead Hall

RYDE, ISLE OF WIGHT

£1,450,000 FREEHOLD



For local food and drink, the area has a combination of traditional pubs, coffee shops, independent restaurants and coastal dining, including the RT Café Grill by Michelin-starred chef Robert Thompson. Other highlights include The Fleming Arms in Binstead village, The Fishbourne, and The Duck.

There are various state and independent schooling options in the immediate area, including Ryde School with Upper Chime, known for its excellent academic achievement and one of the top sailing programs in the country, and Fiveways, the associated pre-pre school.

Transport connections are equally convenient; the Wightlink ferry terminal at Fishbourne is just a five-minute drive away for seamless travel to Portsmouth, while Ryde Esplanade lies two miles to the east, with boutique shopping along Union Street, expansive sandy beaches, and high-speed ferry crossings to the mainland.

Council Tax Band: D

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.