



## ROWLANDS FARM

**Five bedroom farmhouse with stables, barns and 52 acres of land**

Rowlands Lane, Havenstreet, Isle of Wight, PO33 4DE





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*A historic and charming residential and equestrian farm with detached, listed, five bedroom farmhouse overlooking its own beautifully landscaped parkland. There is an extensive range of stabling and traditional outbuildings, livestock and arable farm buildings with a wealth of opportunity for alternative uses.*

## **LOT 1**

*A Grade II Listed farmhouse with garden, stable yard, farm buildings and land. In all about 22.58 acres (9.14 ha)*

## **LOT 2**

*A block of pasture land with good road frontage to Rowlands Lane. In all about 30.16 Acres (12.21 ha)*

***In all about 52.74 Acres (21.34 hectares)***

***For sale by private treaty***

***Available as a whole or in two lots***

Ryde - 3.5 miles | Newport - 6 miles | Cowes - 10 miles

Southampton 1 hour by ferry | Portsmouth 45 minutes by ferry

Trains to London Waterloo in 1 hour 36 minutes from Portsmouth Harbour and 1 hour 19 minutes from Southampton





## ROWLANDS FARM

The farmhouse stands in its own gardens adjoining a traditional stableyard. The modern farm buildings lie to the south and enjoy two separate accesses. The land is down to pasture and extends principally to the east with a sand paddock nearby. The whole is located within 4 miles of Ryde School and within 7 miles of both the Fishbourne car ferry terminal and the passenger ferries from Ryde to Portsmouth.

### LOT 1

In all about 22.58 acres (9.137 ha)

#### THE FARMHOUSE

The farmhouse is Listed Grade II; with parts originally dating back to the 17th Century and is constructed mainly of stone elevations with red brick quoins beneath largely clay-tiled, hipped roofs. The accommodation extends over two principal storeys with an attic storey above. To the east are a conservatory and single storey wing comprising a utility room and domestic outbuildings.

The accommodation comprises:

#### Ground Floor

Entrance Porch

Lobby with stairs to first floor.

Open plan Sitting/Dining Room running the full length of the west elevation, with exposed beams and 2 fireplaces, one containing large wood-burning stove.

Kitchen with fitted base and wall units, breakfast and sitting areas, fireplace with large wood-burning stove and stairs to first floor.

Cloakroom with w.c. and basin

Boiler and Drying Room with large oil-fired boiler and hot water cylinder.

Conservatory with double doors to paved terrace and garden

Boot Room

Utility Room with fitted units and sink

Accessed Externally: Garden Store and Gardener's Lavatory

#### First Floor

South Landing with stairs to the Second Floor

Bedroom 1 (Master) with fitted wardrobes and 'en-suite' bathroom with bath, shower, w.c. and basin.

North Landing with stairs from the Ground Floor

Bedroom 2 with fitted cupboard and 'en-suite' Shower Room with shower, w.c. and basin.

Bedroom 3 with fitted cupboard

Bedroom 4

Family Bathroom with bath, w.c. and basin

#### Second Floor

Bedroom 5 with Dressing Room and 'en-suite' Bathroom with bath, w.c. and basin

#### Outside

The Garden surrounds the farmhouse to three sides and comprises lawns with a number of mature specimen trees and shrubs. There is a paved terrace adjoining the conservatory, ideally located for 'al-fresco' dining from where the beautiful views over the parkland can be enjoyed.

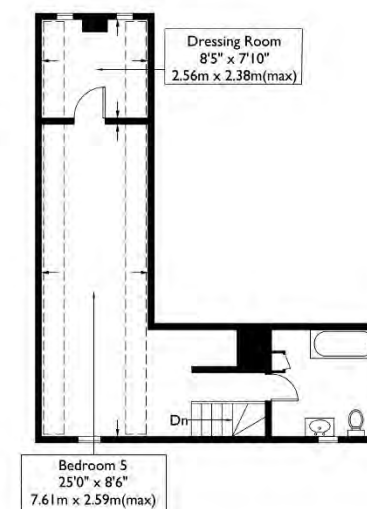
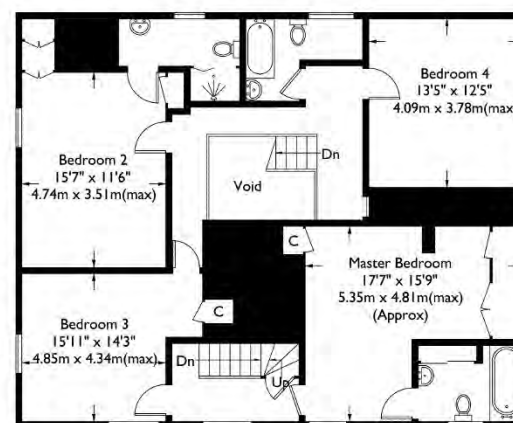
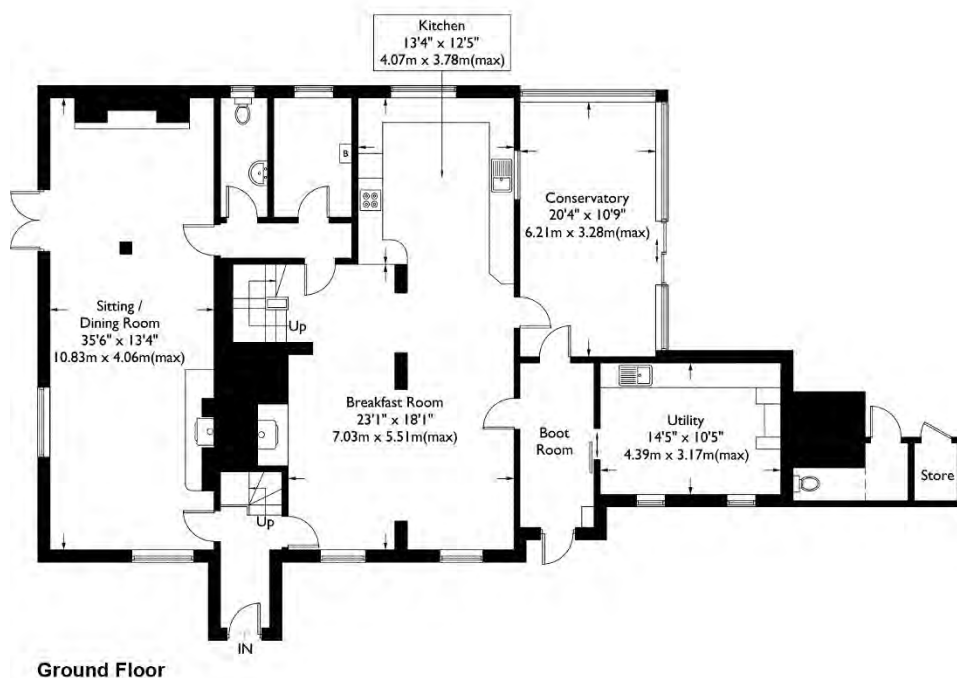




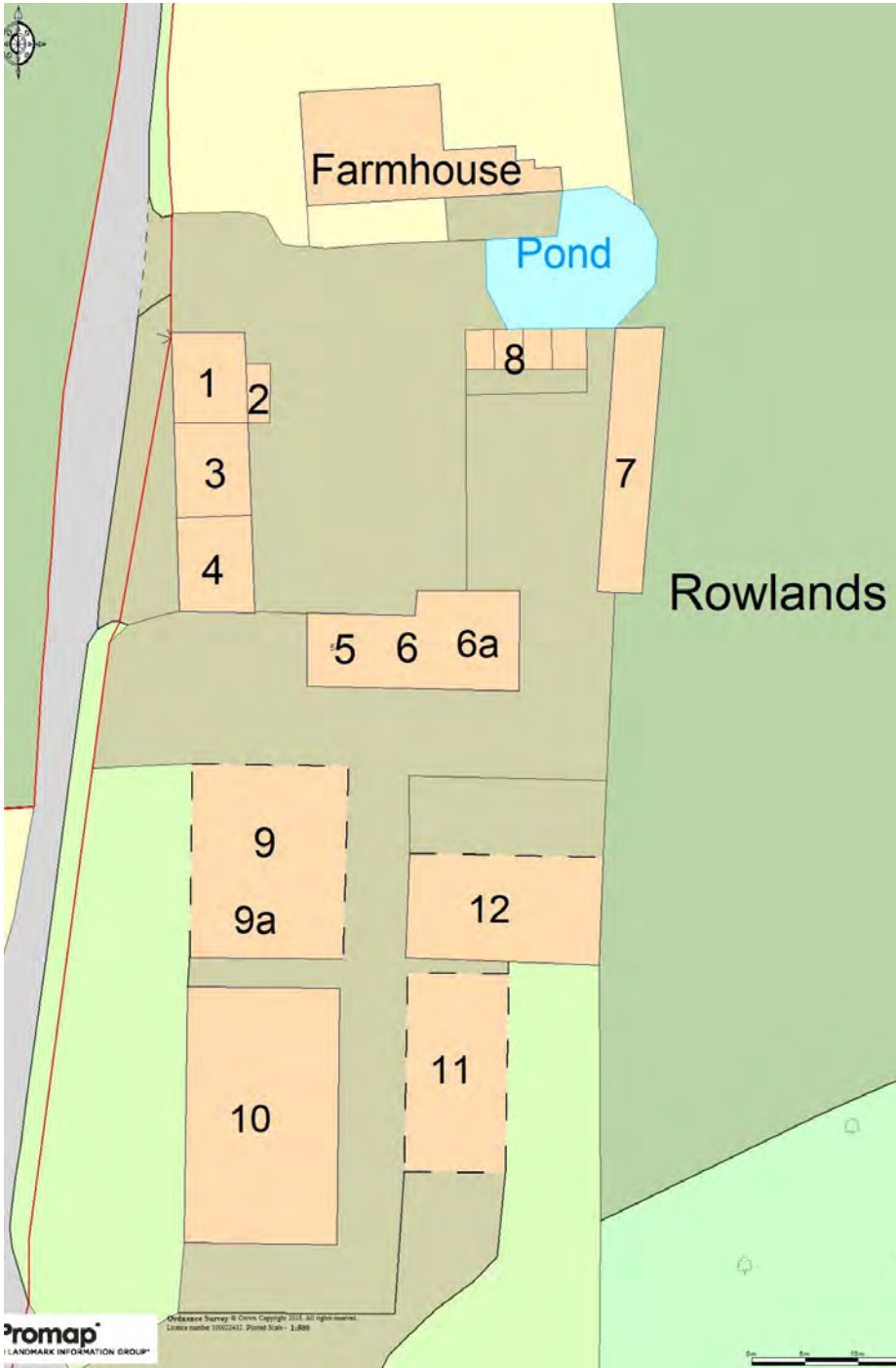
Approximate Gross Internal Area = 3496 sq ft / 324.8 sq m  
(Excluding Void)

Store / WC = 48 sq ft / 4.5 sq m

Total = 3544 sq ft / 329.3 sq m

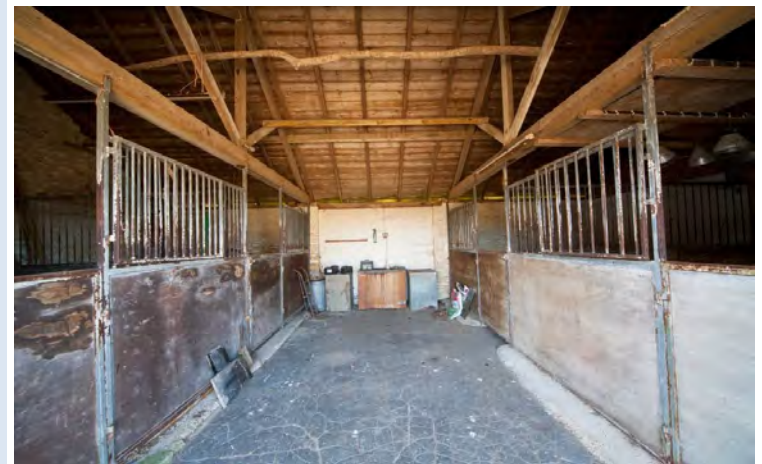


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID418404)



## THE BUILDINGS

- 1 Brick Stables
- 2 Lean-To
- 3 West Stables
- 4 Stone Barn
- 5 Central Stables
- 6 Stone Barn
- 6a Tack Room
- 7 Eastern Yard
- 8 Old Brick Pigsty
- 9 Fodder Barn
- 9a Workshop
- 10 Former Grain Store
- 11 Fodder Barn
- 12 Cattle Yard



## LOT 1 - continued

### THE STABLE YARD

Accessed off Rowlands Lane is a large gravelled yard surrounded by traditional buildings. The yard provides parking and surrounds an old horse-powered stone cider press formerly from Herefordshire. There is a walled pond to the east.

<b>1. Brick Stable</b>	6.57m x 6.63m	of brick construction beneath a slated roof with loft above. Concrete floor.
<b>2. Lean-To</b>	2.81m x 5.97m	of timber clapper-board construction beneath a slated roof. Concrete floor.
<b>3. West Stables</b>	7.11m x 11.06m	of brick construction beneath a slated roof. Concrete floor. Four loose boxes arranged around a central area double timber barn doors – contiguous with:
<b>4. Stone Barn</b>	9.04m x 7.11m	of stone construction beneath a slated roof.
<b>5. Central Stables</b>	7.32m x 11.09m	of stone and mixed construction beneath a corrugated fibre cement roof. Concrete floor. Four loose boxes arranged around a central area – double timber barn doors and open through to southern yard.
<b>6. Stone Barn</b>	3m x 8.13m	of stone construction beneath a slated roof, concrete floor double timber barn doors.
<b>6a. Tack Room</b>	1.76m x 3m	
<b>7. Eastern Yard</b>	24.54m x 4.20m	a walled concrete yard with a single storey livestock building of concrete block construction beneath a slated roof.
<b>8. Old Brick Pigsty</b>	10.77m x 4.35m	of brick construction beneath a slated roof, topped with a cupola with clock and weather vane.

### THE FARM BUILDINGS (All measurements of buildings are gross external):

Situated to the south of the stable yard and enjoying a separate access are a range of 20<sup>th</sup> Century farm buildings. These include:

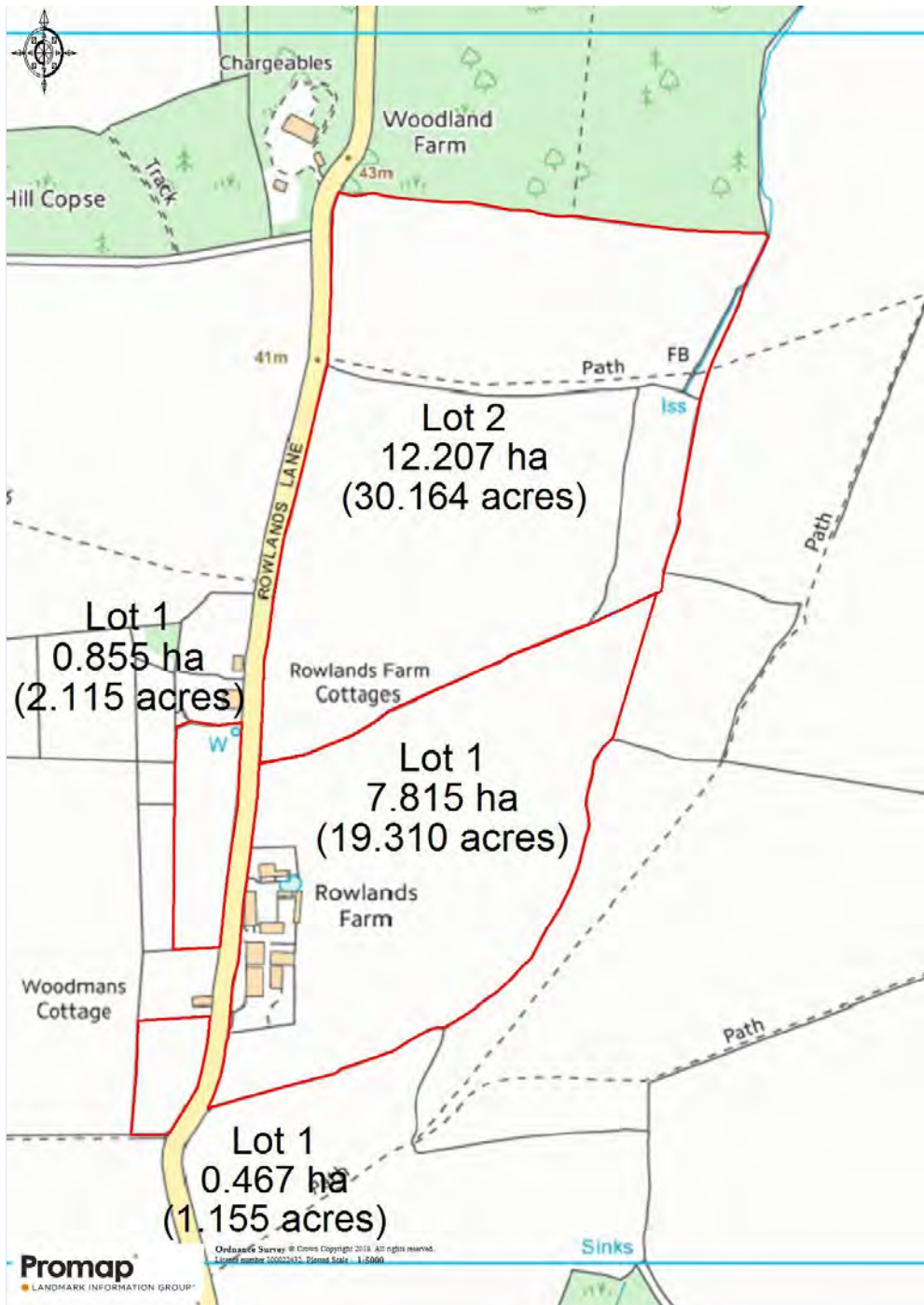
<b>9. Fodder Barn</b>	18.44m x 8.31m	steel portal framed, four-bay, open-fronted barn with corrugated fibre cement roof. Adjoining:
<b>9a. Workshop</b>	18.44m x 6.34m	with concrete block walls, part clad in corrugated fibre cement.
<b>10. Former Grain Store</b>	24.50m x 15.27m	steel portal framed, four-bay, open-fronted barn with corrugated fibre cement roof and cladding above profiled galvanised steel grain walling.
<b>11. Fodder Barn</b>	18.33m x 8.99m	steel portal framed, three-bay, open-sided barn with corrugated fibre cement roof.
<b>12. Cattle Yard</b>	18.44m x 10.66m	concrete block walls roofed and clad in corrugated fibre cement and with open cattle yard to the fore.

### THE LAND

The Land in Lot 1 extends principally to the east of the farmstead, sloping gently away with an easterly aspect. There are numerous specimen parkland oaks and mature hedges. On the west side of the land are two small paddocks. The southern one has a base of sand (though now grassed over) and could be reinstated as a sand school/ménage. Water is connected or available.

All measurements are based on Ordnance Survey data and for reference only. Purchasers should satisfy themselves as to the description and measurement of the property.





## LOT 2 - LAND OFF ROWLANDS LANE

In all about 30.16 acres (12.21 ha)

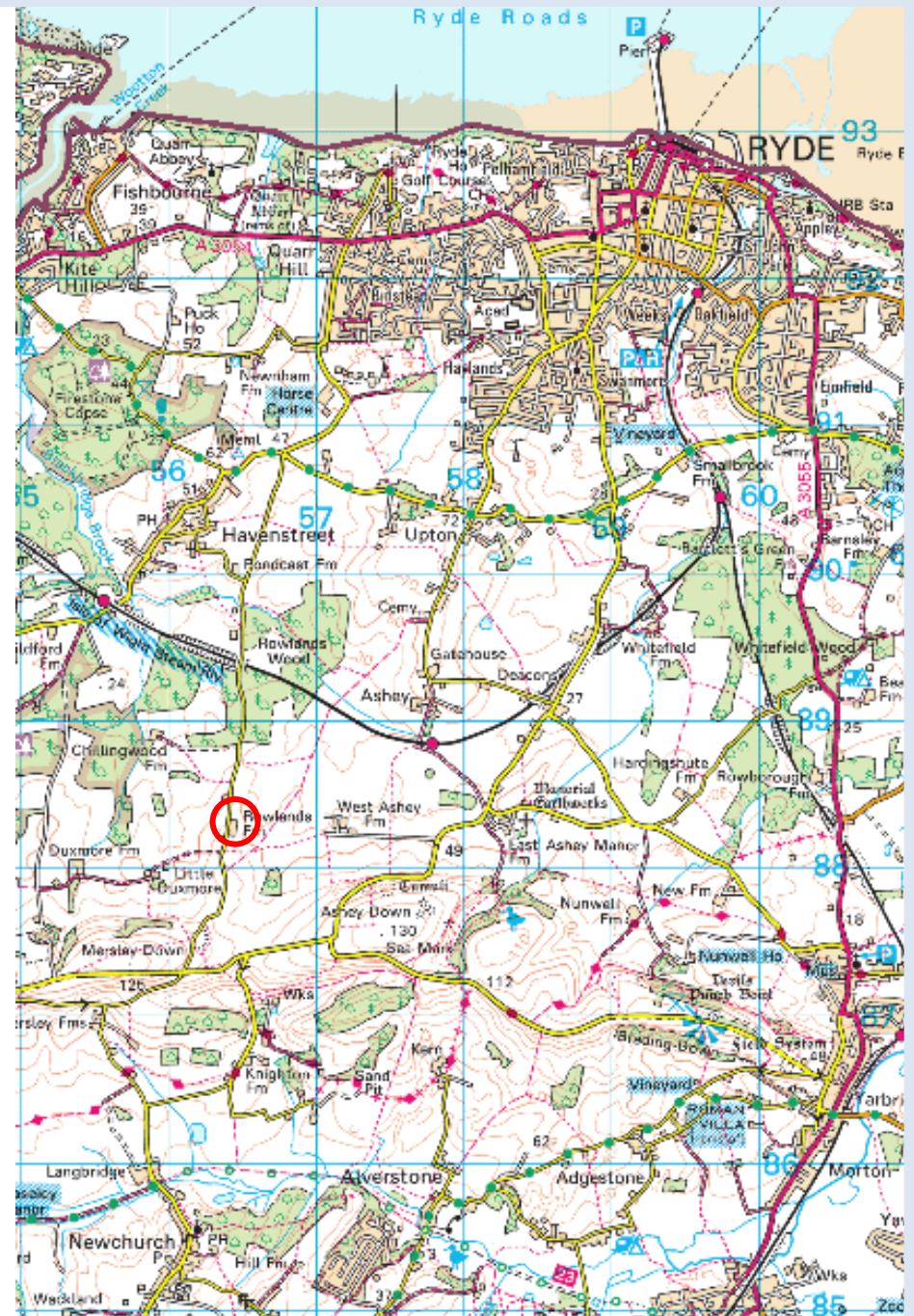
The land in Lot 2 extends to the north of Lot 1 and has good road frontage onto Rowlands Lane. The land is divided into three good sized parcels divided by mature hedgerows. There is a footpath crossing it and a stream. The northern boundary is formed by Rowlands Wood. The land is down to pasture and there is water connected or available.



**The Isle of Wight**, situated off the South Coast of England, is becoming an ever-more popular location for permanent and second homes. Made popular by Queen Victoria, who had her maritime residence at Osborne, the Island is famous for sailing in the Solent; for Cowes Week; for its beautiful coastline including sandy beaches and The Needles; spectacular countryside and long sunshine hours. Sainsburys, Tesco, M&S, Waitrose, Lidl and Aldi all now have a presence as have many other national chains. Communication and transport links are excellent; regular car ferries connect with the national motorway network and fast catamarans have connections via Southampton and Portsmouth with direct trains to London Waterloo which can be reached within 2 hours of leaving the Island shore. Government-funded schools are numerous and independent schools (Ryde School and Priory School) thrive on the Island with some children attending prep and public schools on the mainland. Leisure opportunities abound - walking, riding, paragliding, hang-gliding, team sports, sailing, wind surfing and other water sports, rugby, football (Newport Football Club) cricket and golf clubs. Good transport links enable day trips to the shopping centres of West Quay, Southampton and Gunwharf Quays, Portsmouth.

**Ryde** is the largest town on the Isle of Wight and has an array of fine Georgian and Victorian buildings, pubs, restaurants, a sea front promenade, marina, shops and entertainment. The Tesco Superstore is only 5 minutes from Deacons Farm on the Ryde to Brading road. Ryde has 6 miles of beaches and shallow coastal waters which is ideal for swimming. Reaching almost half a mile, Ryde Pier is one of the oldest piers in the country. This is considered the gateway to Ryde as the Wightlink Catamaran operates from Portsmouth to the end of the pier and there is also a direct train from the pier through to Shanklin. To the East of Ryde there are the popular sailing villages which include, Seaview, St Helens and Bembridge. To the West of Ryde is Newport which is the main shopping district with many popular high street shops.

**Havenstreet** is a village on the Isle of Wight, located about 2 miles southwest of Ryde. The Isle of Wight Steam Railway Museum is in Havenstreet, along with a station. There is a pub in the village and nearby Asheay hosts the annual Scurry and Grand National in March.



## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

The property is offered for sale by private treaty as a whole or in 2 separate lots.

### Services and Heating

We are informed that the following mains services are connected to the property (subject to the conditions and stipulations of the relevant utility companies) electricity and water. Foul drainage is to a private system. The heating system is provided by an oil-fired boiler via radiators and there are two large wood-burning stoves.

### Council Tax

Band F - Amount payable 2018/19 - £2,548.75

### Basic Payment and Higher Level Stewardship Scheme

Basic Payment Entitlements are included in the sale. The land is currently subject to a Higher Level Stewardship Scheme contract with Natural England. Details available from the agents.

### Tenure & Possession, Fixtures & Fittings

The property is offered Freehold, with vacant possession on the whole upon Completion. The seller does not include in the sale any gas or electrical appliances, however connected, or any other fixtures, unless expressly mentioned in these particulars as forming part of the sale. Some items may be available by separate negotiation.

### Sporting, Timber and Mineral Rights

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

### 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.

Public Footpath R20 crosses Lot 2.

### Plans, Areas and Schedules

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

### Energy Performance Certificate

Exempt due to Listed Building Status.

### VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

### Health and Safety

Given the potential hazards of a working site we ask you

to be as vigilant as possible when making your inspection for your own personal safety, particularly around the site buildings and machinery.

### Viewing Arrangements

Viewing is strictly by appointment with the Joint Sole Agents Biles & Co and BCM. To view this property please contact: Biles & Co **01983 872 335** or BCM **01983 828 805**

### Directions

The Isle of Wight is easily accessed by ferry from Portsmouth (Fishbourne), Southampton (Cowes) and Lymington (Yarmouth). Additional passenger only ferry services operate between Portsmouth and Ryde, Southampton and West Cowes.

The Downs Road extends from the Hare & Hounds (east of Newport) eastwards towards Brading and Ryde. Drive for about 1.8 m (3 km) and turn left into Rowlands Lane. Rowlands Farm is found on the right-hand side after about 0.75 m (1 km).

### Postcode

PO33 4DE

### Local Authority

Isle of Wight Council, tel: 01983 821 000, iwight.com

**NB** These particulars are as at **April 2018**. Please check with BCM or Biles & Co to ensure they are the most up to date version.

### IMPORTANT NOTICE

Biles & Co and BCM 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.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of Biles & Co and BCM or their clients. Neither Biles & Co, BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have Biles & Co or BCM tested them



## BILES & CO

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