

Heathfield Farm, Whippingham Road, PO32 6NQ



This substantial detached character Farmhouse is situated in a delightful semi rural location yet accessible to the mainland ferry links in East Cowes and the principle town of Newport is only approximately five miles away. The five bedroom accommodation in the main house is enhanced by a one bedroom self contained annexe providing additional income or perfect for a family member. The property also offers approximately five acres of land. Other benefits include gas central heating, UPVC double glazing, lovely rural views, double garage and ample parking.

Semi-rural
&
5 Acres



£740,000



TOTAL APPROX. FLOOR AREA 266.3 SQ.M. (2867 SQ.FT.)

(Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any misrepresentation or misstatement. 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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1ST FLOOR
APPROX. FLOOR AREA 84.2 SQ.M.
(897 SQ.FT.)

Floor Plans

Room Description

Covered Entrance Porch

Entrance Hall: With stairs to first floor. Radiator. Built in understair cupboard.

Drawing Room: (21'0 x 14'0)

With two windows to the front. Radiator. Coal effect living flame gas fire set into cast iron fireplace with wooden surround, tiled inserts and stone hearth. Solid mahogany flooring.

Dining Room: (12'9 x 11'10)

With window to the side. Radiator. Solid mahogany flooring. Cast iron fireplace with mantle over.

Music Room: (11'10 x 10'10)

A dual aspect room with windows to the front and side providing plenty of natural light. Radiator. Solid mahogany flooring.

Inner Hallway:

With solid wood flooring. Three windows to the rear overlooking the courtyard. Open arch to Drawing Room. Door to kitchen.

Kitchen: (16'0 x 12'8)

With a range of wooden fronted base and wall units with built in drawers and hand crafted Canadian Maple work surfacing. One and a half bowl stainless steel sink unit. Quarry tiled splashbacks. Plumbing for dishwasher and space and plumbing for fridge. Maple flooring. Windows to the front and side. Door to:

Utility: (formerly the Dairy House) (8'3 x 7'3)

With stainless steel sink unit. Plumbing for washing machine and space for dryer with worktops over. Two windows to the rear. Vaulted ceiling. High level storage. Fitted cupboards.

Shower Room off with fully tiled shower cubicle, pedestal wash basin and low level WC.

UPVC glazed porch/ Veranda:

With outlook over garden to fields beyond. Plumbing for washing machine.

Second Lounge: (18'0 x 16'0)

A large spacious room ideal for a multitude of uses with exposed brick walls entirely in keeping with the exterior brickwork. Two windows to the side. French doors to large terrace. Feature brick and stone hearth with coal effect balance flue fire. Loft access.

Rear Porch: Accessed via the hallway. Window to the rear.

First Floor

Landing: Window to the rear. Loft access.

Master Bedroom: (13'9 max x 12'6)

Windows to the front and side providing open countryside views towards the river and Staplers. Built in cupboards. Radiator.

Bedroom Two: (11'10 x 10'8)

Window to the front providing countryside views. Victorian style cast iron fireplace. Radiator.

Bedroom Three: (12'8 x 11'10)

Window to the side overlooking fields. Victorian style cast iron fireplace. Radiator.

Bedroom Four: (14'0 x 9'0 max)

Two windows to the rear. Radiator.

Landing with airing cupboard

Bedroom Five: (10'1 x 9'11)

Window to the side providing views of the adjacent farmland and River Medina beyond. Built-in wardrobe cupboard. Built-in airing cupboard housing gas fired boiler.

Bathroom: With suite comprising panel bath with mixer tap and shower attachment over, pedestal wash hand basin and low level WC. Part tiled walls. Radiator.

Window to the rear.

The Studio:

Reception Room: (19'0 x 9'10)

Radiator. Feature brick built fireplace. Window to the rear with farmland views. Vaulted ceiling.

Bedroom: (10'0 x 9'0)

Window to the front.

Kitchen: (9'10 x 9'10)

Range of fitted base and wall cupboards with built-in drawers and work surfaces. Built-in oven and hob. Stainless steel sink unit. Tiled splashbacks. Vaulted ceiling. Windows to the side and rear.

Bathroom:

With panel bath, pedestal wash hand basin and low level WC. Two windows to the side. Radiator.

Outside:

There are enclosed gardens to the front and side mainly laid to lawn with a variety of trees, shrubs and bushes. Vegetable area. Large elevated terrace providing countryside views. Outside tap. Rear walled courtyard with gateway leading to driveway and garage.

Long brick paved driveway leading to double garage with up and over door, power and light. Variety of sheds and stores.

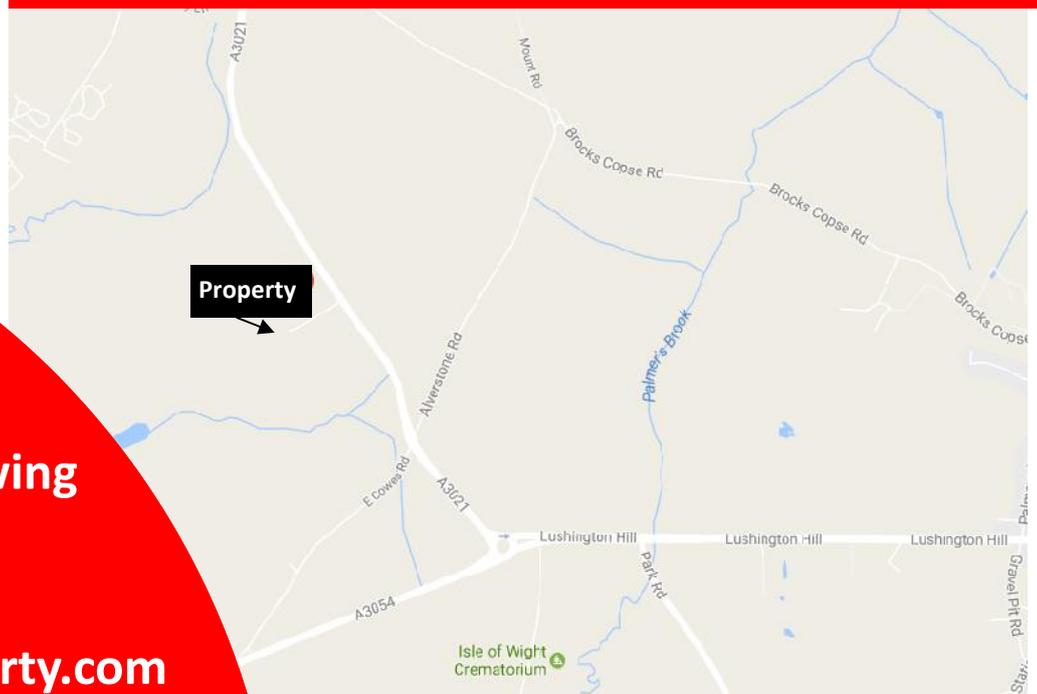
Heathfield Farm also benefits from a total of approximately five acres of land including two paddocks/fields to the front and a field to the rear.

Energy Performance Rating: D (56)

Council Tax: Band F



Location



To arrange a viewing
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