

LITTLE BUDBRIDGE FARMHOUSE

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AN EXQUISITE HISTORIC HOUSE THAT HAS BEEN RESTORED TO AN EXCEPTIONAL STANDARD, OCCUPYING GROUNDS ABOUT 7.5 ACRES IN A QUIET YET ACCESSIBLE RURAL LOCATION.

The property has been subject to a major restoration, carried out to the highest standards with great attention to detail. The house is Grade II listed and was first mentioned in the 13th Century, whilst the listing mentions a date stone from 1731. The extensive, sensitively carried out works have included the replacement of the roof, floors (with mostly oak joists), all windows (the majority double glazed), and high levels of insulation including TLX Gold in the roof, sheepwool and Secil cork-based lime plaster. New electrical, telecoms, plumbing, drainage and heating systems have been installed including underfloor heating in principal rooms and bathrooms. A high quality new kitchen and bathrooms by Porcelanosa have been fitted resulting in a superb blend of stunning modern fittings and comforts with a range of bespoke fittings and fine period features.

Chimneys have been rebuilt and relined. Internally, lime plaster has been finished with a combination of Farrow & Ball limewash, Earthborne clay paint and Annie Sloane chalk paints. Bespoke joinery including new internal solid Oak and Tulipwood doors, new solid wood floors and quality fittings from Jim Lawrence and Croft. The house enjoys an elevated position within 7.5 acres of grounds with extensive vistas across the beautiful surrounding countryside. The gardens have been terraced, landscaped and enclosed in new bespoke wrought iron parkland fencing, with matching entrance gates beyond which are lakes and a grass tennis court.

The property is set beside a quiet “no through” lane within a picturesque rural location, yet is easily accessible to Newport, (4 miles) with mainland ferry links to Portsmouth 6.5 miles away at Fishbourne. Ryde School is also easily accessible at about 8 miles away.





ACCOMMODATION

ENTRANCE HALL A bespoke Tudor pattern solid oak front door leads to spacious entrance hall with original flagstone flooring and leaded light windows

INNER HALL Accessed through an arched entrance with stone steps with a flagstone floor, oak panelling and a wonderful new Colonial Craftsman's bespoke oak staircase. The stairwell has re-layed traditional flagstone with underfloor heating whilst the whole area enjoys light streaming in from a new double-glazed oak frame end wall, leading through to the original 14th century stone entrance to an inner lobby with flagstones and herringbone brick floor with underfloor heating.

CLOAKROOM Combining an exposed period timber-framed brick wall and flagstone flooring with contemporary Porcelanosa solid marble sink and Recife Gris tiles.

STUDY New cork flooring and reclaimed oak panelling with triple sash window facing onto the front garden. Cat5 wiring for Internet to be installed providing up to 30 GB/second.

DINING ROOM A well-proportioned room with a sash window overlooking the front garden. Over the open fireplace is an ancient beam and a flue and steel plate has been installed ready for a wood burning stove compliant with fire regulations. There are two entrance lobbies, one adjacent to the Georgian front door and the other next to the original 14th century entranceway.

DRAWING ROOM A light triple aspect room with open fireplace with limestone hearth, solid tulip wood doors and underfloor heating. Triple stone mullioned window with seat and new leaded light windows, double-glazed sash window looking onto the courtyard garden with Jim Lawrence solid brass fittings. The west-facing sash window faces onto the front garden.

KITCHEN/LIVING ROOM This superb living space includes a beautifully fitted kitchen, supplied by Porcelanosa with Silestone work surfaces and an extensive range of cupboards and drawers. There is a new electric four oven Aga and a range of Siemens appliances including two refrigerators, a freezer, oven, microwave and two ring gas hob. There are fine views over the grounds and French doors

can be opened to the garden under a section of double-glazed roof. The room accommodates a flexible living space where two further sets of French doors provide a southerly outlook over the courtyard. A slate hearth is ready to take a wood burning stove with an adjacent log store, or alternatively a gas pipe has been installed adjacent providing the option for an integral gas-fire. The Porcelanosa Oxford Cognac porcelain parquet floor extends throughout with underfloor heating in all areas.

UTILITY ROOM Cupboard housing hot water, gas-fired boiler, butler stainless steel sink, solid wood work surface and space for washing machine and dryer. The tiled floor has underfloor heating.







FIRST FLOOR

BEDROOM 1 A magnificent triple aspect room with views over the grounds and surrounding countryside. Triple Stone mullioned window with new leaded lights, sash windows with painted brass "Shepherd's Crook" fittings from Jim Lawrence. A narrow passage links to bedroom 2 includes what is believed to be a priest hole.

BEDROOM 2 A large double bedroom with a shower room ensuite, Porcelanosa Prada Beige marble throughout ,with Porcelanosa fittings and controllable underfloor heating.

FAMILY BATHROOM Tiled throughout in Porcelanosa Glasgow Silver/ Oxford Antracita with twin wash basins, a bath with shower over, WC , heated towel rail and controllable underfloor heating.

BEDROOM 3 Featuring a vaulted ceiling and exposed timbers with southerly country views with a large wet-room en suite , Porcelanosa Piedra Borgona Arena tiles throughout with a walk-in shower and twin wash basins.

Two separate staircases lead to



SECOND FLOOR bedrooms:

BEDROOM 4 Vaulted ceiling, exposed timbers and roof lights providing uninterrupted views to the Seamark and Downs with an adjacent wetroom beautifully finished and tiled throughout with Porcelanosa Aston and Cerdena Caliza porcelain.

BEDROOM 5 A characterful room with exposed roof timbers to sloping ceiling, with southerly country views through stone mullioned window with W/C and basin en suite.

OUTSIDE

A pair of bespoke wrought iron gates open onto a gravelled drive that sweeps past edged lawns enclosed by parkland fencing to a parking area adjacent to the house. Mainly flagstone paved paths lead around the house and to the rear there is a vegetable garden with raised borders, a greenhouse and fruit trees. There is a courtyard on the southern side of the house with a large paved terrace which can be accessed from the kitchen/living room and borders providing an ideal outdoor dining. Beyond the fenced garden is an unfenced grass tennis court, pasture and two lakes making for an attractive setting with space for paddocks.

PLANNING

Planning consent (PP-2333452 and PP -2333708 (LBC)) exists for the addition of a conservatory adjoining the living room with access to the courtyard as well as the erection of a summer-room/ conservatory and garden room against the original stone and brick wall in dairy one. Consent has been granted for a 2 ½ bay garage to be built to the west of the house.



Little Budbridge



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OUTBUILDINGS

THE OLD DAIRIES are situated to the south of the house. These former farm buildings are accessed by a separate vehicular access off Budbridge Lane:

DAIRY ONE 15.7m X 8.3m has been sympathically re-roofed with slate-blue polyester-coated traditional corrugated steel and roll-top coping. The concrete floor and livestock stalls remain with potential as a substantial garage/ boat store or indoor swimming pool/gym/party barn.



DAIRY TWO 10.8m X 8.33m with cartshed extension. An ideal workshop/ store. Dairy 2 has planning consent for conversion into residential use, subject to a 52 week holiday use restriction.

LOT 2

Available as a separate lot are an additional range of barns to the south principally including:

THE WORKSHOP & GRANARY. A block built barn (7.1m X 12.9m).with adjacent granary adjoining the original chalk/stone wall and further lean-to building and small enclosure. Two further farm buildings adjoin to the South. The elevated position looks across the Arreton Valley.

A SUBSTANTIAL STONE BARN, (approx. 32 x 9m), in need of total repair and re-roofing, but with great potential.

There is planning consent P/00860/12 - TCPL/31109/A of 9 Aug 2012 to convert the stone barn into three houses that are

currently subject to a 52-week holiday use restriction (2 x 3 bedroom units and 1 x 2 bedroom unit) whilst the block built barn and granary has consent for conversion to one 3 bedroom unit, currently subject to 52-week holiday use restriction.

Planning Consent was granted for all holiday units to be held in separate ownership to the main house on 4th Sept 2013 (P/00889/13 - TCP/31109/D)

There is potential for current Planning status to be changed in favour of full residential consent for these former agricultural buildings at Little Budbridge Farmhouse. In addition it is understood that as the farmstead operated as an agricultural unit, there is potential to utilise permitted development rights for residential development up to 450m2 or up to three residential units under recently introduced legislation for prior approval .

DIRECTIONS from Newport proceed towards Sandown on the A3056 for 3 miles and immediately after the turning right signed Merstone turn right onto East Lane just before the sharp left hand bend. Proceed along East Lane for about 1.4 miles and Little Budbridge Farmhouse will be found on the left hand side.

POSTCODE PO30 3DH

SERVICES Mains electricity and water. Private drainage to new Diamond DMS3 treatment plant, (with a separate DMS5 treatment plant having also been installed serving the barns to the south). Gas-fired boiler fed from underground 4000L propane tank. Separately zoned and controlled Underfloor heating system serves the kitchen, living room and utility, hallway inner lobby and drawing room with dual zoned central heating to the remainder of the house except the bathroom and shower rooms where there is electrical underfloor heating.





VIEWINGS

All viewings will be strictly by prior arrangement with the joint selling agents.

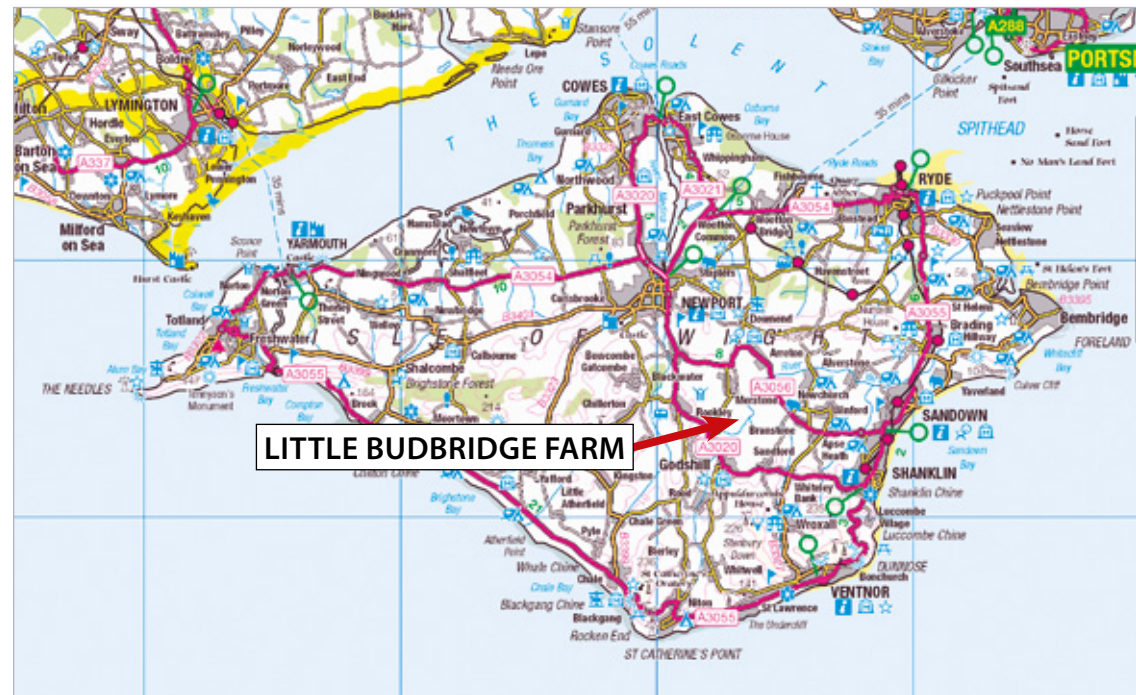


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