



TUCKERS FARM
GATCOMBE, NEWPORT, ISLE OF WIGHT



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A PERIOD COUNTRY HOUSE WITH A GOOD RANGE OF STONE OUTBUILDINGS AND APPROXIMATELY 20 ACRES OCCUPYING A WONDERFULLY PICTURESQUE AND SECLUDED SETTING WITH PANORAMIC VIEWS

Tuckers Farm benefits from a particularly beautiful rural setting on a quiet country lane and within the midst of an Area of Outstanding Natural Beauty, in the attractive village of Gatcombe. Surrounded by rolling downland the village is situated on a no through road and within some of the Island's most attractive countryside is a paradise for walking and horse riding with a network of footpaths and bridleways. The historic St Olave's Church dating from 1292 is found to the east of the farm, whilst there is a local primary school in nearby Chillerton. Local shops are available in Carisbrooke, whilst Newport is easily accessible with a wide range of shops and restaurants. Tucked away in a secluded central position, all parts of the Island including ferry links, beaches and sailing facilities can be readily accessed.



The farmhouse which is believed to date from around 1640 is not listed, has been extended and upgraded over the years to feature modern comforts, including double glazed windows. Most rooms benefit from wonderful country views whilst the farm owns the land to the front and rear, providing privacy and protection. The farmhouse has two wonderful, more formal reception rooms to the front of the house with impressive fireplaces, whilst to the rear is a largely open-plan kitchen/living room providing a versatile living space in addition to the boot room, utility and wet room. On the upper two floors are five double bedrooms, three further bathrooms and a study. There is an excellent range of stone barns and stables

to the west of the house with further potential, whilst the landscaped walled garden features terraced lawns and a swimming pool. In all the property extends to approximately 20.5 acres including pasture and mature woodland.

ACCOMMODATION

Front door to **ENTRANCE PORCH**

DRAWING ROOM A nicely proportioned, dual aspect room with a wide bay window affording country views and an impressive period fireplace with oak beam, bread oven and wood burning stove. Oak parquet flooring and exposed stone walls.



DINING ROOM A particularly characterful room with ancient beams, stone fireplace with wood burning stove, flagstone flooring and a wide bay window with distant country views. The room extends into a study area with French doors to the garden.

KITCHEN/LIVING ROOM An extensive and largely open-plan living space centred around a contemporary kitchen and a large south facing apex window, with Travertine flooring throughout and comprising large kitchen, dining and seating areas. The kitchen area comprises of an extensive range of modern built-in cupboards with Granite worksurfaces, a breakfast bar and a matching dresser. Appliances include an integral wine cooler, dishwasher, fridge and electric griddle and a Range cooker with extractor above. Space for American style fridge/freezer. Walk-in shelved larder. Opening to versatile dining and seating areas with French doors to the garden. Worcester oil fired boiler.

UTILITY ROOM Base and wall cupboards with worksurface and sink unit, space for washing machine and dryer.

BOOT ROOM Flagstone flooring, coat hanging space and door to garden.

WET ROOM Travertine tiled floor, wash basin, WC and shower. Tiled throughout with heated towel rail.

FIRST FLOOR

LANDING Partially galleried overlooking the kitchen.

BEDROOM 1 A large double bedroom with dressing area and wonderful country views. French doors open to a roof terrace that overlooks the grounds.

BATHROOM EN-SUITE Tiled throughout and fitted with a double ended bath, shower, wash basin, WC and heated towel rail.

BEDROOM 2 A dual aspect double bedroom with country views and an extensive range of built-in cupboards.

BEDROOM 3 A further double bedroom with southerly views over the land and a series of built-in cupboards.



FAMILY BATHROOM Bath, large shower cubicle, WC and wash basin, tiled throughout and with a heated towel rail.

SECOND FLOOR

LANDING With country views and walk-in under eaves cupboard.

BEDROOM 4 A dual aspect room with views, under eaves cupboards.

BATHROOM EN-SUITE Tiled throughout with a bath, wash basin and WC. Under eaves airing cupboard housing hot water tank and with slatted shelving.

BEDROOM 5 A double bedroom with southerly views of the fields to the rear with a large walk-in cupboard.

STUDY

GARDENS

Enclosed by stone walling, a series of lawned and terraced gardens make for an attractive setting from which there are wonderful views over the surrounding countryside. Steps lead up to the largely walled pool garden with the swimming pool and has an extensive stone paved terrace, filtration equipment, an adjacent summer house with kitchenette with sink unit and fridge along with a hot tub with outside lighting.

OUTBUILDINGS

To the west of the farmhouse there are a range of attractive stone outbuildings comprising a barn with a pair of doors to either side, two large stables, a further barn (that was formerly two additional stables) and a garden store all served by power and lighting. On the western side of the outbuildings there is an extensive hard standing/parking area.

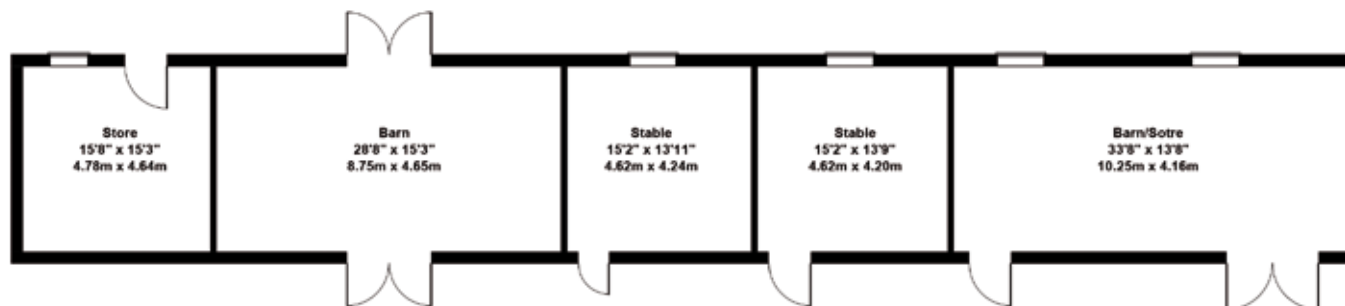
In all the property extends to 20.5 acres with an attractive field extending to the rear of the house and two paddocks to the north of the lane (providing approximately 6.6 acres of mature woodland) which extends up to St Olave's Church. A footpath runs along the far edge of the woodland.

SERVICES Mains water and electricity, private drainage. Oil fired central heating. The water is supplied free of charge due to a historic covenant benefitting various properties in the area.

POSTCODE PO30 3EH

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





Stable/Garage/Barn

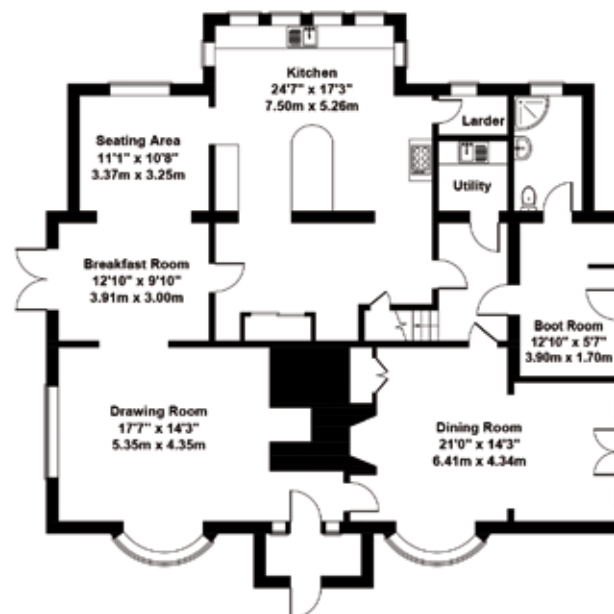
Tuckers Farm

Total Approx. 534.90 sq. metres (5757 sq. feet)

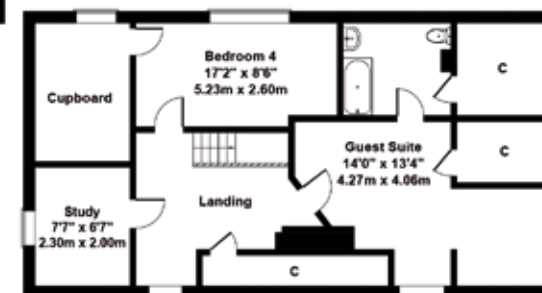
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

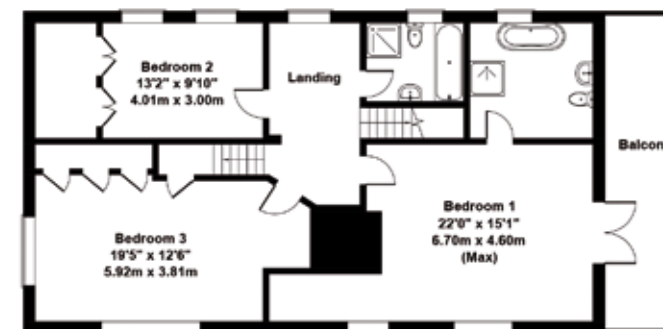
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Ground Floor

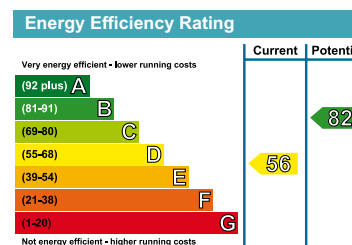


Second Floor



First Floor

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