



CHIDDLES FARM

KERN LANE, ALVERSTONE, ISLE OF WIGHT



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A MODERNISED PERIOD FARMHOUSE WITH PADDOCKS AND NUMEROUS BARNs, SET IN AN ATTRACTIVE RURAL SETTING.

Originating from around 1871, the handsome stone farmhouse is presented in good order throughout. There are an extensive range of outbuildings and barns, including an office, barns with extensive stabling and storage, a hay barn and former agricultural buildings offering good potential for conversion, subject to the necessary consents. In all the property extends to approximately 9.2 acres including post and rail fenced paddocks and with a ménage.

This delightful country house is not listed and benefits from modern comforts including double glazing, some underfloor heating, along with kitchens and bathrooms.

Chiddles Farm occupies a particularly quiet, rural location within an Area of Outstanding Natural Beauty, close to the small village of Alverstone. There is excellent walking and riding within the vicinity as well as the cycle path between both Newport and the coast



passing through Alverstone providing a haven for wildlife. There is nearby golf course Sandown, as well as the train line leading to Ryde with onward ferry connections to Portsmouth and Southsea.

GROUND FLOOR

ENTRANCE HALL Oak front door, tiled flooring.

KITCHEN/LIVING ROOM The kitchen area is fitted with a range of hand-built Shaker style units with both oak and granite work surfaces with an integral dishwasher and fridge and has tiled flooring with underfloor heating. Four oven gas fired Aga, double sink unit. The room opens in to a versatile living space for both dining and seating with a pair of south facing doors opening to the terrace garden and has an outlook to the garden and paddocks.



HALLWAY Oak flooring and period staircase leading to first floor.

DRAWING ROOM A particularly spacious reception room with oak flooring and a fireplace housing a wood burning stove with ornate surround. Southerly country views.

PLAYROOM Built-in cupboards one of which houses a gas-fired boiler and direct hot water cylinder.

CLOAKROOM Wash basin, original Thomas Crapper WC

BOOT ROOM A superb, versatile room with a high sloping ceiling incorporating electronically operated roof lights, travertine flooring and a pair of arched doors opening to a courtyard garden. Sink unit set within a wooden work surface with cupboards and space for washing machine.

WET ROOM Tiled throughout with shower, wash basin and WC.

UTILITY/KITCHEN 2 Fitted with a range of units, oven, four ring hob, sink, dishwasher and a fridge.

DINING ROOM A triple aspect room with tiled flooring and access to the outside.

FIRST FLOOR LANDING

BEDROOM 1 A spacious double bedroom with views over the garden, paddocks and surrounding countryside. Oak flooring extending through in to the **DRESSING ROOM**, fitted with a good range of built-in cupboards.

BATHROOM EN-SUITE Roll top bath with mixer tap with shower attachment, shower cubicle, wash basin, WC and heated towel rail.

BEDROOM 2 A double bedroom with built-in cupboards, ornate fireplace, oak flooring and fireplace.

BEDROOM 3 A double bedroom with built-in cupboards.

BATHROOM EN-SUITE Double ended roll top bath, wash basin, WC, shower cubicle and heated towel rail.

FAMILY BATHROOM Double ended roll top bath, WC, shower, heated towel rail and storage cupboard.

BEDROOM 4 A double bedroom with oak flooring and built-in cupboards.

BEDROOM 5 A dual aspect double bedroom with built-in cupboards.



OUTSIDE

Approached via gated entrance flanked by brick walling and stone gate pillars, a gravelled drive passess the lawned garden to the front of the farmhouse and leads to an extensive parking area adjacent to the barns.

To the south of the house a further garden, comprising a large south facing terrace adjacent to the house and accessed from the kitchen and with borders and an enclosed lawned garden beyond.

To the rear of the house is a **HEATED SWIMMING POOL** set within an attractive walled garden with an extensive sandstone paved terrace making for a superb al-fresco seating and dining area. Adjacent **POOL HOUSE** with gas fired boiler and filtration equipment.

A brick and slate roofed office space comprising two rooms with wooden flooring, with power lighting and heating.

BARN with five loose boxes and two tack rooms/stores. Wash room with sink. Beyond there is a **FURTHER BARN** with two loose boxes and storage areas, all supplied by ample power and lighting. There is a **MÉNAGE**, 40m by 20m as well as a superior chicken house.

To the west are **TWO FURTHER BARNs**, a three bay farm building with concrete floor approximately 12.75m x 14m and a corrugated tin clad pole barn, approximately 18m x 11m. There is a further vehicular access onto Kern Lane to the west.

There are a series of **PADDOCKS** served by water and largely post and rail fenced. In all the property extends to about 9.2 acres (3.72 ha.).

DIRECTIONS

In the village of Alverstone take the turn onto Kern Lane and follow this around the first left hand bend and the entrance to Chiddles Farm is found on the right after about 90m.

POSTCODE

PO36 0EY

SERVICES

Mains water, electricity, gas and drainage.

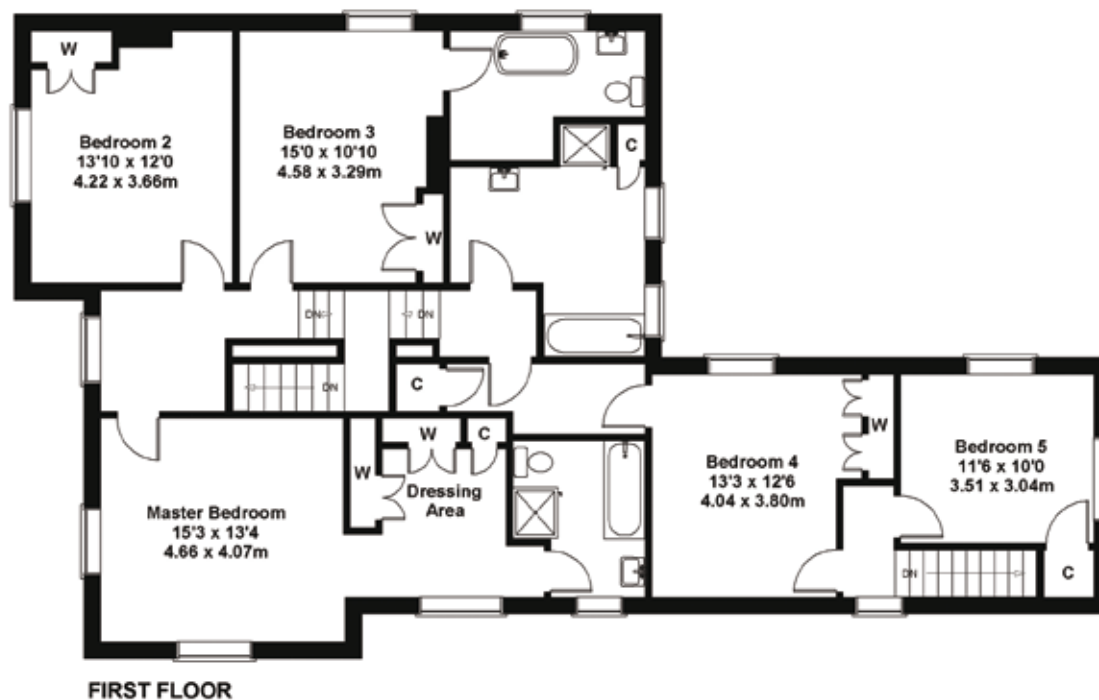
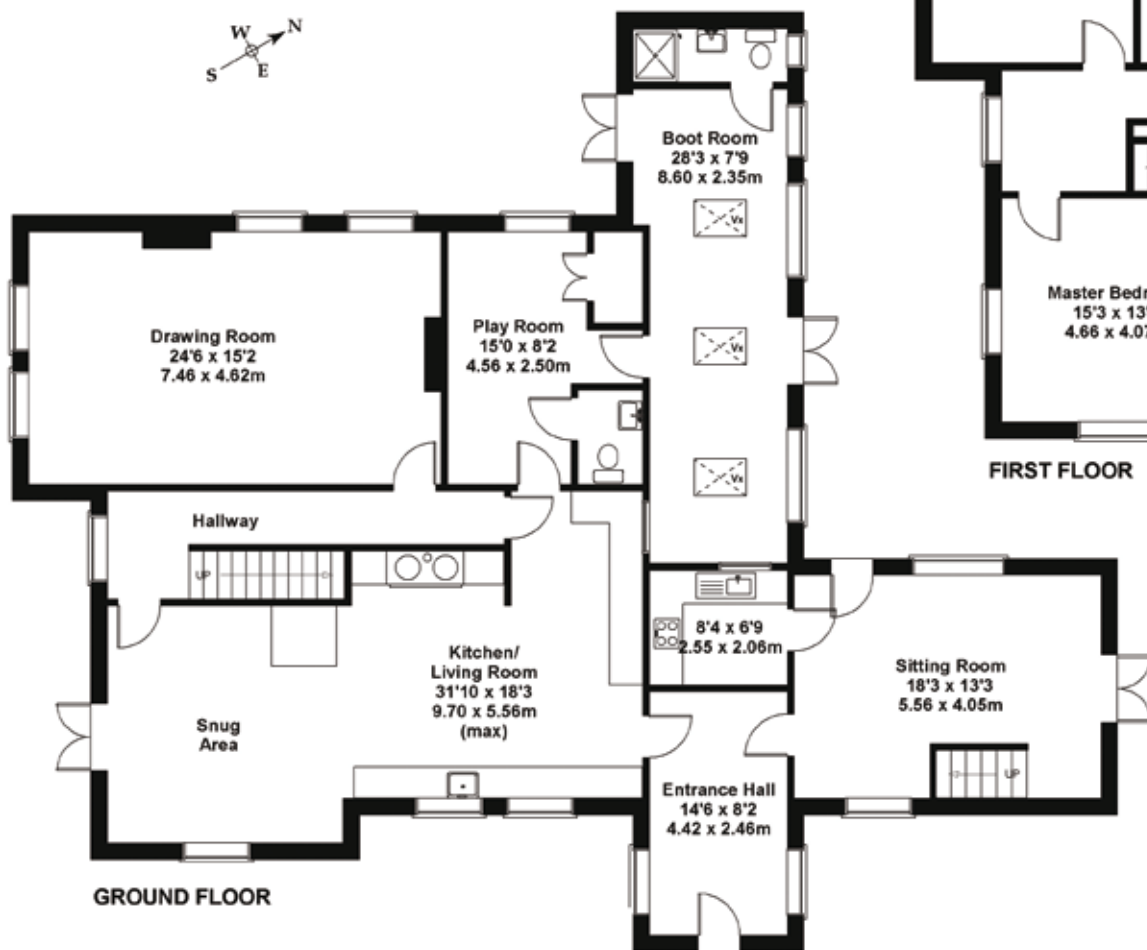
VIEWINGS

All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.



Chiddles Farm

Approximate Gross Internal Area
3,471 sq ft - 322.5 sq m



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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