



OLD MILL FARM
BLACKWATER, ISLE OF WIGHT



A CHARMING PERIOD COUNTRY HOUSE, MODERNISED AND EXTENDED, OVERLOOKING GLORIOUS GROUNDS OF ABOUT 1.75 ACRES INCLUDING STREAMS AND A POND IN A TRANQUIL, ACCESSIBLE LOCATION.

Believed to have been built in around 1800 as a pair of mill workers cottages, the house has been extended over time and retains various features including some wonderful beams believed to have come from dismantled ships' timbers. The house now benefits from a recent extension and reconfiguration of the western part of the house has created a superb open-plan kitchen dining room with a conservatory off the southern elevation, along with an excellent master bedroom suite above. There are uPVC double glazed windows virtually throughout and most rooms have good views of the gardens. A barn/triple garage and former stables complete an attractive package.

The house occupies a delightful setting overlooking mature gardens and grounds which feature streams fed by a former mill pond to the south and a pond. Set away from the main roads this highly accessible location to all parts of the Island and mainland ferry services also benefits from being close to a bus route as well as the nearby cycle path leading to Newport. The surrounding countryside has great walks and shopping facilities and schools are available in Newport, (about 2 miles).



ACCOMMODATION

ENTRANCE PORCH with space for seating and tiled floor.

SITTING ROOM Exposed period beams to the ceiling provides a real feature, southerly outlook over the garden.

CLOAKROOM Wash basin and WC.

DRAWING ROOM The impressive beamed ceiling is complimented by a stone fireplace housing a wood-burning stove. Outlook to the front and rear gardens.

KITCHEN/DINING ROOM A wonderfully light and spacious triple aspect room with views over the gardens. The kitchen area comprises a good range of built-in cupboards with granite work surfaces with breakfast bar and a range of integral appliances, including a four ring Neff induction hob and two ring gas burner, with extractor above. Bosch double oven and Neff dishwasher. Inset 1 and a ½ bowl sink unit with mixer tap over. Space for American style fridge freezer. Tiled floor with underfloor heating. A door to the front elevation opens to a porch

with flagstone flooring. The room extends in to a generous dining area with book shelving and two sets of bi-fold doors opening to:

CONSERVATORY Recently built of uPVC framed construction with double glazed windows and roof, with bi-fold doors opening across the southern elevation to a terrace.

UTILITY/BOOT ROOM Worksurfaces, cupboards, sink unit and space for washing machine. Tiled flooring.

BOILER ROOM Housing gas fired boiler and with shelving/drying space. Access to garden.

FIRST FLOOR

Accessed by two separate staircases leading to a linked landing as shown on the floorplan.

BEDROOM 1 Approached via a **DRESSING ROOM**, the master bedroom is a particularly light and spacious room featuring an impressive large picture window providing a superb view over the grounds.





BATHROOM EN-SUITE Fitted to a high standard, including a bath with mixer tap, shower attachment, WC, a large shower and heated towel rail. Largely tiled with an outlook over the gardens.

BEDROOM 2 A good-sized double bedroom overlooking the gardens.

BATHROOM 2 Fitted with a white suite with a bath, mixer tap and shower attachment, wash basin, WC and heated towel rail.

BEDROOM 3 With a southerly aspect and an airing cupboard housing a hot water cylinder with slatted shelving.

BATHROOM 3 Double ended Heritage bath, wash basin, WC and shower.

SECOND FLOOR

A characterful space with sloping ceilings and some exposed beams comprising a **BEDROOM 4**, with views over the mill pond, a dressing area with built-in cupboards, wash basin and WC and opening in to a further space with built-in cupboards, which could be partitioned to create a fifth bedroom.

OUTSIDE

BARN/TRIPLE GARAGE Built in the style of a period barn of brick and block work construction under a slate style roof that provides a particularly spacious triple garage with additional space for storage/workbenches. Served by power and lighting and with two electrically operated up and over doors. The central portion was designed to accommodate a motor home. (8.75m x 6.5m)

GARDEN STORE/STABLES (8.0m x 4.9m) Comprising a garden store served by power and lighting and two stables. Adjacent log store. Additional garden store adjoining the eastern elevation of the house.

Gravel drive leads to a parking area in front of the garaging and on to the house. Extending from the house with bridges leading over the stream to a further largely lawned garden with an array of trees and a large pond overlooked by a timber summer house. To the west is a further partially wooded garden backing on to farmland and planted with various spring bulbs.

Adjacent to the southern elevation of the house is a paved terrace providing an attractive outdoor seating and dining area with the flowing water of the adjacent millrace providing a tranquil backdrop. A decked terrace over the



millrace provides a shaded area overlooking the garden with a pergola clad in vines and clematis and leads to the

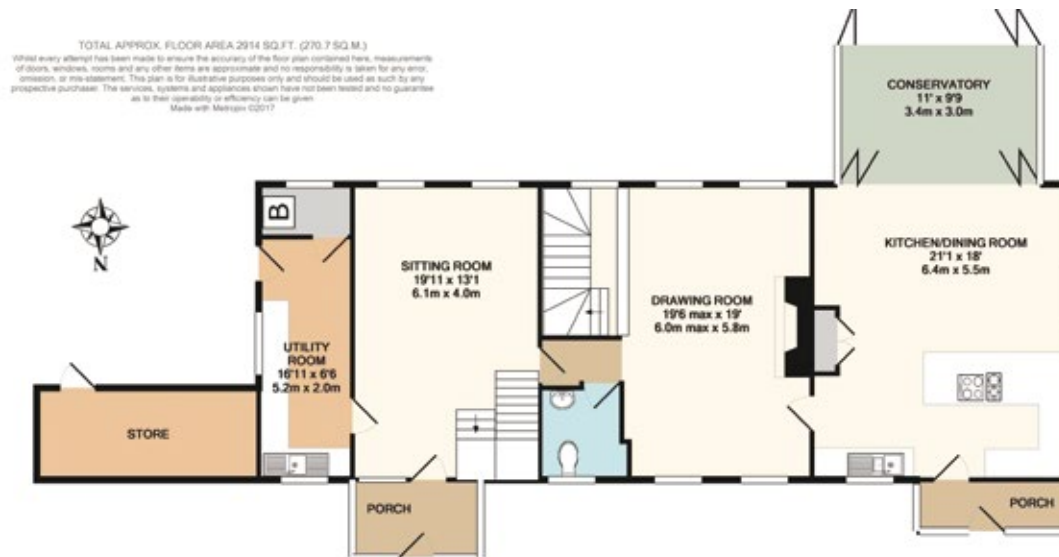
SWIMMING POOL A tiled pool 9.6m in length with a paved surround and a timber changing room with bench seating and an adjacent plant room housing filtration equipment and a gas fired boiler for the pool.

SERVICES Mains water and electricity. Private drainage. Calor Gas serving central heating and pool boilers.

POSTCODE PO30 3BJ

DIRECTIONS From Newport, proceed south on the A3020, turning right in to Blackwater, signed Shanklin & Ventnor. After 0.2 of a mile proceed past the turn for Blackwater Mill Farm and after a further 100 metres turn right and follow the gravel drive to the right of the care home proceeding straight ahead and Old Mill Farm will be found at the end.

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



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