



HILL FARM

Rectory Lane, Gatcombe, Isle of Wight

COUNTRY HOMES

by Hose Rhodes Dickson



HILL FARM

Rectory Lane, Gatcombe, Isle of Wight, PO30 3EF

Newport 3.5 miles, Cowes 8.5 miles, Ryde 10 miles, Fishbourne 7.8 miles, Ventnor 9 miles, Yarmouth 12 miles (all approximate distances)

A substantial Georgian style Grade II listed farmhouse in a wonderful setting on the hillside in an Area of Outstanding Natural Beauty with approximately 12.7 acres and stunning views across the valley towards the beautiful South Wight countryside. Hill Farm has been extensively renovated in recent years with the conversion of the adjacent stone barn extending the original farmhouse to provide versatile accommodation which currently provides a secondary 2 bedroom living unit but would equally enhance the 4 bedroom farmhouse by providing an extra wing which almost doubles the size of the property. This impressive home retains many period features with flagstone floors to much of the ground floor, sash windows, inglenook fireplace with bread oven and original slate worksurfaces. The well-proportioned principal rooms are to the front of the property and enjoy a lovely rural outlook. In the grounds there are a number of substantial stone outbuildings with stable block comprising 6 stables and tack room, a large tractor barn and threshing barn. The land is divided into several paddocks with a further 5 acres available by separate negotiation, when combined with the sand school and fantastic riding out this provides an ideal opportunity for those seeking a home with equestrian facilities.

Gatcombe is a rural village situated within a short drive of the main town of Newport, the pretty Parish Church of St Olave's is one of the Island's oldest churches. Within the parish of Chillerton and Gatcombe there are miles of footpaths, bridleways and greenways, offering peaceful and tranquil walks and some spectacular views. This property, as part of a contract signed by Charles Seely in 1907 is provided with free water.

GROUND FLOOR

ENTRANCE PORCH With arched glazed French doors and flagstone floor. Wooden door with glazed inserts to:

HALLWAY Stairs rising to first floor. Window overlooking the front enjoying lovely views over the valley and passageway to:

SITTING ROOM A lovely room benefitting from the morning sun with window to the front enjoying the superb countryside views across the valley. Wood burning stove to fireplace with a marble surround.

SNUG With open fire and original fireplace. Window looking into front passageway and window beyond. French doors leading to the rear garden.

SHOWER ROOM Fitted with a quadrant tiled and glazed cubicle, pedestal basin and low level wc. Tiled floor. Window to rear. Electric wall heater.

DINING ROOM A good size room with period fire place and picture rails. Window overlooking the front garden across the valley to countryside beyond. Built in shutters to windows which fold in to the recess.

REAR HALLWAY Door to:

UTILITY ROOM With flagstone floor. Plumbing for washing machine. Stainless steel sink top with mixer tap. Door to the Cellar. Door to rear garden.

KITCHEN A lovely bright room fitted with cream shaker style units. Flagstone floor. Twin butler sink with mixer tap. Electric oven and hob. Oil fired Aga for cooking and providing domestic hot water for most of the main house and the kitchen. Window overlooking the front garden and across the valley. Rear staircase to the first floor. Door to annexe living room.

FIRST FLOOR

LANDING With large window overlooking the rear garden over the stables to the land beyond.

MASTER BEDROOM With lovely far reaching views across the valley to the beautiful South Wight countryside. Original style fireplace. Door to:

ENSUITE BATHROOM Fitted with a white suite comprising bath with shower and glazed screen over, pedestal basin and low level wc. Tiled walls. Tiled floor. Heated towel rail.

WC High flush wc and pedestal basin. Tiled floor. Window to rear. Electric wall heater.

BEDROOM 2 A good double room with feature fireplace. Window overlooking the front across the valley to countryside beyond. Stained and varnished floorboards.

BEDROOM 3 A double room with feature fireplace. Window overlooking the front enjoying lovely rural views across the valley.

BEDROOM 4 Window to front enjoying the lovely rural outlook and panoramic views. Feature fireplace. Picture rail. Electric radiator.

LANDING Cupboard housing hot water tank which has been recently replaced and supplies water to the annexe and Kitchen of the main house. Stairs down to kitchen. Door to first floor of annexe.



WEST WING ANNEXE

GROUND FLOOR

FRONT PORCH With slate floor. Wooden front door with glazed insert. Door to:

SITTING ROOM Former Brewhouse with flagstone floor and wood burning stove fitted to a large inglenook fireplace with bread oven still intact. Window overlooking rear garden. Door to garden. Stairs rising to first floor. Door to Kitchen of main house. Door to:

KITCHEN Originally The Dairy, a lovely bright room with dual aspect to front courtyard and rear overlooking the garden and farm buildings. Flagstone floor with cream shaker style units with original slate work surface and upstand. Space for range cooker with double extractor hood over. Space and plumbing for a dishwasher. Enamel sink unit with mixer tap. Large timber beam to ceiling. Door to:

DINING ROOM Originally part of the barn which has now been converted to provide a good sized room. Bi-folding doors to the garden area. Engineered oak flooring and recessed spotlights to ceiling.

FIRST FLOOR

LANDING Two windows overlooking the garden and outbuildings towards Gatcombe Park and surrounding countryside. Beamed ceiling.

BATHROOM Comprising a freestanding bath, quadrant shower with electric Mira shower, washbasin to a slate surround and with storage under. High level traditional wc. Black and white tiled floor. Heated chrome towel rail. Beams to ceiling. Recessed down lighters.

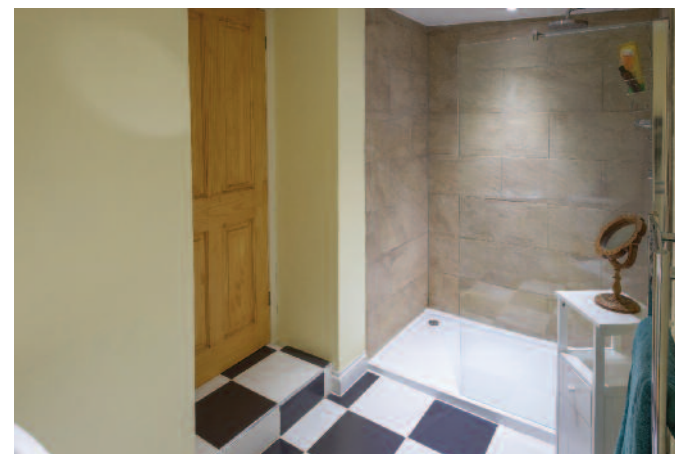
BEDROOM 1 A generous size room with window overlooking the rear garden and outbuildings towards St Georges Down. Beams to ceiling. Door to:

ENSUITE SHOWER ROOM Comprising large walk-in shower with natural stone tiling and glazed screen with pumped water to the drench shower head, pedestal basin and low level wc. Black and white tiled floor. Heated chrome towel rail. Extractor fan. Halogen spotlights to ceiling.

BEDROOM 2 A double room with window to side.

HEATING

Electric off peak storage heaters to most rooms. The oil fired Aga provides domestic hot water to most of the main house and the annexe. Off peak electric immersion provides hot water to the Master Ensuite.



OUTSIDE

Wooden gate to an enclosed area by stone walling with gravel pathway to front door. Lawn each side with flower borders. Mature wisteria to the front elevation. There are two vehicular entrances to the property; the lower access leading to a gravel parking area with access to the threshing barn and the granary. Original stone pig sty/chicken run. The second vehicular entrance at the top of the property provides direct access to the stable block and large agricultural double height barn which is adjacent to the annexe with further tractor storage to the rear. There is an enclosed area to the rear of the property laid to lawn with gravel and flagstones which forms the garden and then a large courtyard beyond leading to the impressive range of stone outbuildings.

TRACTOR BARN (16m x 5.6m) Double height barn with opening to the front. Double doors opening onto Rectory Lane.

STABLE BLOCK (28.9m x 4.3m –whole structure) A lovely stone building comprising: Five stables, pony stable and tack room.

THE GRANARY (3.8m x 3.3m) Comprising two floors, timber clad elevations under a slate roof.

THRESHING BARN (20.6m x 5.85m) A former threshing barn with some of the original thatch still in place under a corrugated iron roof, currently used as a forge with mezzanine floor. Large double doors to the front and to the rear. Beyond is a concrete yard and sand school measuring 35m x 15m.

This charming farm is set in 12.7 acres of garden, paddocks and woodland with a further 5.5 acres available as a separate 'Lot'. The land is set out as follows: Alongside the threshing barn is the access to the paddock with **POLE BARN** (11.4m x 7.2m). Gateway into the lower paddock, a traditional orchard with apple, cherry and plum trees. Deciduous trees have been planted to some of the boundaries. Stunning views from here towards Gatcombe Park and surrounding fields. Further hillside paddocks and mature woodland above the sand school. Direct access to bridleways providing excellent horse riding and walking throughout the surrounding countryside.

An overage clause applies to the Threshing Barn and Stable Block, should they be converted for residential use.

LOT 1 Comprising Farmhouse, outbuildings set in 12.7 acres.

LOT 2 Comprising 5.5 acres.

COUNCIL TAX Band F

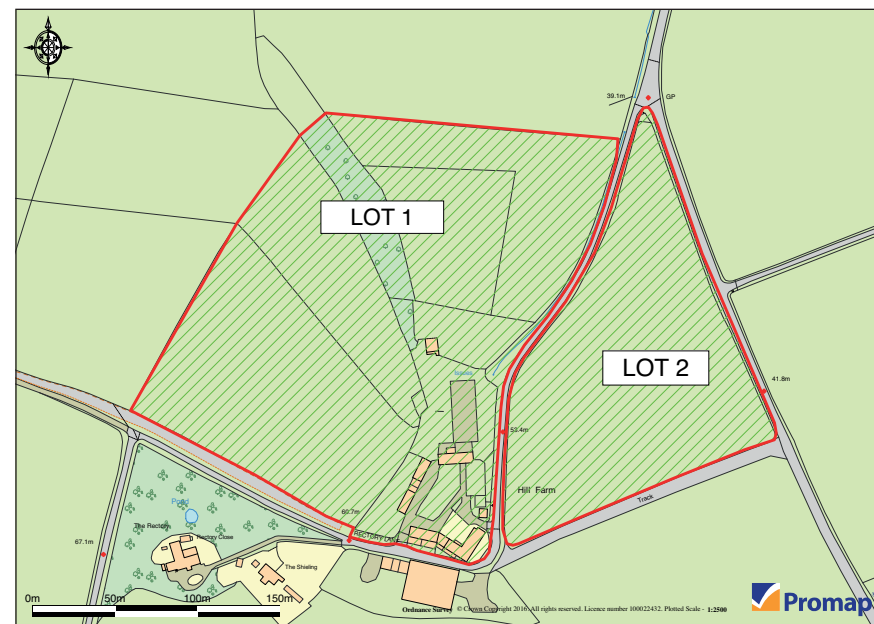
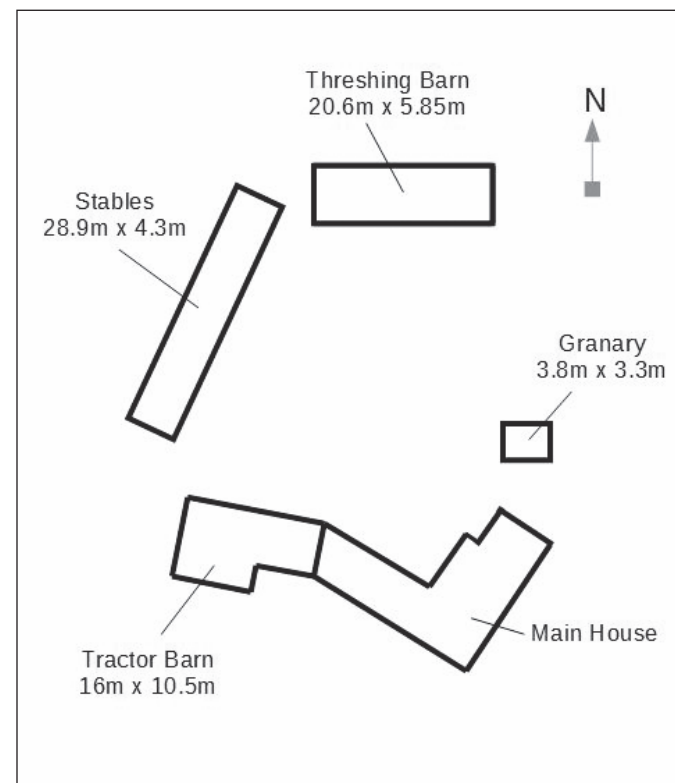
TENURE Freehold

SERVICES Mains water is supplied free of charge to the house, buildings and fields. Mains electricity. Private drainage.



AGENTS NOTES

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of these statements contained in these particulars as to the property are to be relied on as statements of fact. These particulars do not form part of any contract. Especially if travelling long distances, if there is any point of particular importance, please contact Hose Rhodes Dickson or Spence Willard who will be pleased to clarify the information. Floor plans are schematic and are for guidance only. Measurements are approximate. Please note that our photographs depict the property in a furnished condition. On completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale. Details and photographs prepared March 2016.





COUNTRYHOMES

by Hose Rhodes Dickson

Country Homes Department, The Estate Office,
138 High Street, Newport, Isle of Wight, PO30 1TY
Tel: 01983 538090 Fax: 01983 521155
www.hrdcountryhomes.co.uk countryhomes@hrdiw.co.uk

