

# KNIGHTON FARM COTTAGE

KNIGHTON SHUTE, ISLE OF WIGHT, PO36 0NT



COUNTRY HOMES

— by Rose Rhodes Dickson —



A stunning country cottage which has been grade II listed and is situated in an Area of Outstanding Natural Beauty and a Site of Special Scientific Interest providing an idyllic spot for those enjoying the rural life. Superb views of the countryside are enjoyed from the cottage and the gardens. Knighton Farm Cottage dates back to 1694 and has been sympathetically restored and updated in recent years to become a desirable home with charm and character enhanced by the extensive grounds amounting to approx. 1 1/2 acres. The gardens are beautiful 'cottage' gardens with many different sections providing a delightful setting for the cottage. An attractive 'oak clad barn' provides a laundry room and games room and has potential for further development, subject to planning permission. Outdoor swimming pool with terrace and adjacent garden room. Gravelled parking area for up to 6 cars to the front of the property.

## GROUND FLOOR

Character front door with leaded and glazed panel inset to:

**Entrance Hall** Flagstone flooring. Door to:

**Sitting Room** A beautiful room abundant with features of the period, inglenook fireplace with inset bread oven and brick herringbone hearth with large log burner, timber beams to ceiling and timber pillar. French doors to side. Leaded double glazed windows overlooking the large lawns to the front. Stripped pine door with wooden latch to kitchen.

**Dining Room** With inglenook fireplace and inset bread oven with herringbone brick hearth and large log burner. Timber beam over incorporating mantel shelf. Flagstone flooring. Beams to ceiling. Double glazed leaded windows overlooking the large lawns to the front. Two wall light points. Stripped pine door with wooden latch to:

**Kitchen** Hand built to reflect the period of the property with reclaimed pine doors and worksurfaces with inset Butler sink to a tiled surround. Chrome period style mixer tap. Integral dish washer. 'Britannia' range cooker with lpg hob and electric double oven inset to the original fireplace with mantel shelf over. Part vaulted ceiling with timber beam and recessed halogen spotlights. Windows overlooking the pretty cottage gardens. Two original style radiators. Flagstone flooring. Doors to sitting room and dining room.

**Shower Room/WC** 'Matki' large walk in shower with curved glazed screen with large drench head plus riser with hand held shower, wooden duck board. Counter tap basin with monobloc tap. Low level wc. Window overlooking the rear garden. Chrome heated towel rail. Recessed halogen spotlights to ceiling. Feature stained and leaded glazed panel to Kitchen.

## FIRST FLOOR

Landing With built in recessed shelving. Split landing with stairs to bedroom 2 and stairs to:

**Master Bedroom** Leaded and double glazed windows overlooking the large lawn to the front. Beams to ceiling. Wall light point, radiator. Feature stained and leaded glazed panel to landing. Doors to:

**En-suite Bathroom** A good size room fitted with a white suite comprising curved bath with shower over, curved and glazed screen. Pedestal basin and low level corner wc. Heated towel rail. Double glazed window to side. Recessed halogen downlighters. Door to **Dressing Room** with halogen downlighters, shelving and hanging rail. Radiator.

**Bedroom 2** A lovely double room enjoying superb countryside views towards Alverstone. Beams to ceiling. Built in wardrobes and cupboard housing lpg boiler. Two wall light points. Radiator.

Turned staircase with limited headroom from the landing lead to the 2nd floor.

**Bedroom 3** A good size room with split level area providing an attractive feature with room for a double bed. Beams to sloped ceilings. Built in wardrobe/cupboard. Radiator. Window enjoying views over the garden to the side to fields beyond.

**Bedroom 4** A quaint room with sloped ceilings and timber beams. Window to side enjoying stunning countryside views. Radiator. Wall light point.

## HEATING

Central heating system via radiators with 'Ariston' delivered gas boiler situated in bedroom 2.

## OUTSIDE

A feature of this cottage is the beautiful lawned and cottage gardens surrounding the property which extend to approx. one and a half acres. To the front is an extensive lawn area bordered by mature shrubs and trees with iron gate to the side. Immediately to the rear of the cottage is a raised lawn with small ponds and cottage garden beds, paved terrace under a mature weeping willow tree providing and an ideal spot for al fresco dining and entertaining. Steps lead down to a large '**OAK CLAD**' **BARN** (approx. 37' x 17') which is built on a concrete raft. Currently used as a laundry at one end with door to an open barn area, used for storage and games room, large double doors, subject to planning permissions this could provide additional accommodation. A covered verandah runs along the front overlooking the raised wooden vegetable beds in front of the barn. Wooden garden shed. Lawn area with newly planted orchard which is bordered by farmland, with separate access via a 5 bar wooden gate from the road. To the rear of the barn is an outdoor **SWIMMING POOL** with paved terrace surrounding with adjacent large glasshouse approximately 40' long with water and electric, part of which is being used as a **GARDEN ROOM**. Wooden store with filter and heater (not connected). Further lawn areas with mature shrubs and well stocked flower borders. Brick store currently used as a hen house. Gravelled parking area with parking for approx. 6 cars.

**Council Tax Band** 'F'

**Tenure** Freehold

**Services** Mains electric, unmetered water and septic tank drainage. Delivered gas.

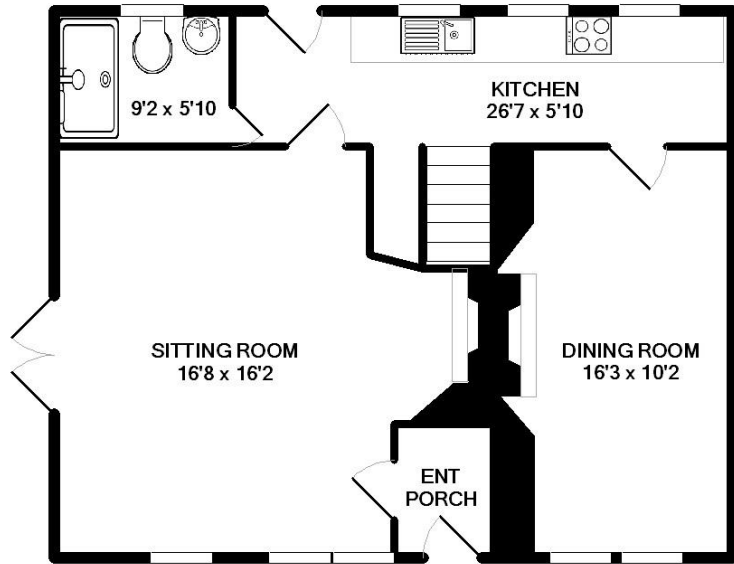


# COUNTRYHOMES

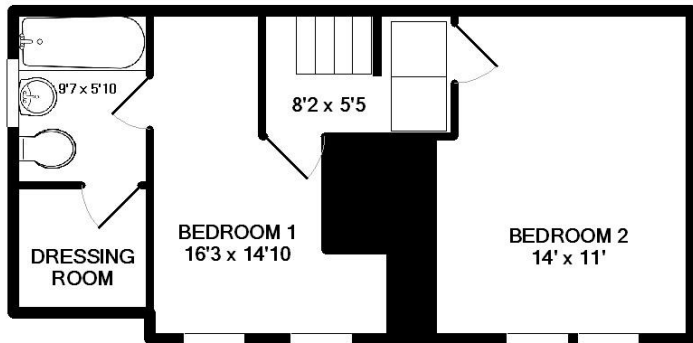
by Hose Rhodes Dickson

138 High Street, Newport,  
Isle Of Wight, PO30 1TY  
01983 538 090

WWW.HRDCOUNTRYHOMES.CO.UK

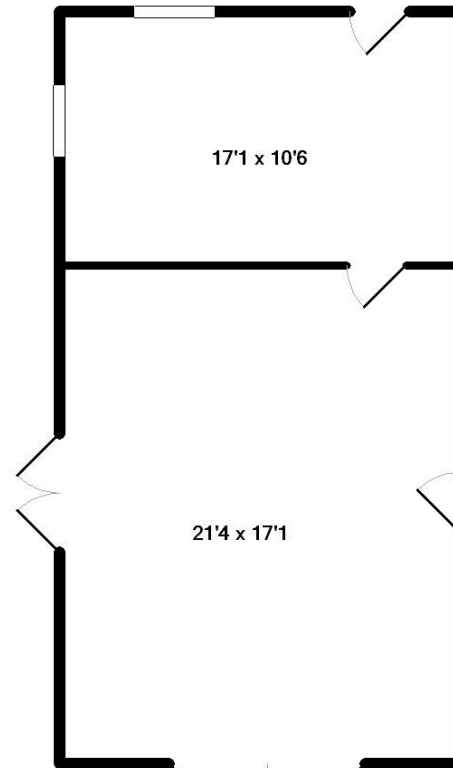


GROUND FLOOR  
APPROX. FLOOR  
AREA 653 SQ.FT.  
(60.7 SQ.M.)

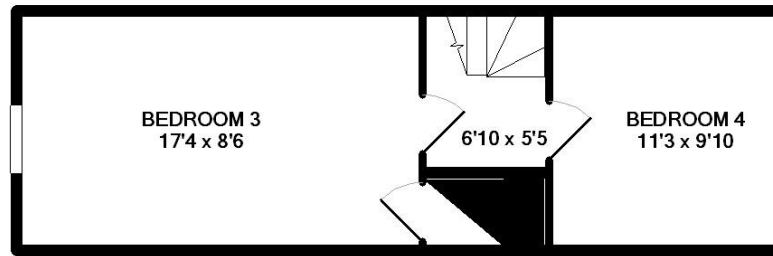


1ST FLOOR  
APPROX. FLOOR  
AREA 369 SQ.FT.  
(34.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1898 SQ.FT. (176.4 SQ.M.)



**THE BARN**  
APPROX. FLOOR  
AREA 547 SQ.FT.  
(50.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 328 SQ.FT.  
(30.5 SQ.M.)



Ordnance Survey © Crown Copyright 2013. All rights reserved. Licence number 100023472. Printed Scale - 1:1250



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2013



