

# GUILDFORD FARM

Station Road, Havenstreet, Isle of Wight



COUNTRY HOMES

by Hose Rhodes Dickson





# GUILDFORD FARM

Station Road, Havenstreet, Isle of Wight, PO33 4DT

Newport 6.2 miles, Ryde 4 miles, Cowes 8.1 miles, Fishbourne 3.2 miles (all approximate distances)

An attractive 1800s farmhouse enjoying a mixture of period features and contemporary fittings, standing in approximately 12 acres of formal gardens, orchards and paddocks with a range of desirable and substantial outbuildings, including a holiday let, barn ready for conversion and stables. Accommodation within the farmhouse is charming, with the property retaining many historic details such as open fireplaces, panelled rooms, flagstone floors and handmade wooden doors. Complimenting this is the recent contemporary 'atrium' extension opening from the kitchen and providing a superb and sociable open plan kitchen/living/dining space ideal for modern living. There are 3 reception rooms on the ground floor, upstairs the large landing leads to 4 bedrooms (two of which are en-suite) and a family bathroom, all enjoying views across the land. The Coach House is a 3 bedroom holiday let and The Barn has been rebuilt whilst retaining many of the original timbers and is now ready for conversion to a further 3 bedroom holiday let. There are further outbuildings with potential for conversion, subject to the necessary permissions.

## GROUND FLOOR

**HALLWAY** Wooden front door with window to hallway. Stairs leading to first floor with under stairs cupboard. Wooden floor. Radiator. Doors to:

**SITTING ROOM/STUDY** Window overlooking front garden. Fireplace with tiled surround, hearth and mantle over. Fitted storage shelves and cupboards. Radiator. Wall lights.

**DRAWING ROOM** Dual aspect with windows to front and side. Feature beams to ceiling, wooden panelled walls, wooden floor. Radiators. Impressive inglenook fireplace with beam and inset multi fuel burning stove.

**DINING ROOM/SITTING ROOM** Two windows to side overlooking courtyard. Wooden panelled walls, wooden flooring. Radiators. Large fitted cupboards either side of the fireplace. Beamed ceiling. Large inglenook fireplace with beam over and inset open hearth with metal canopy. Wood panelled door from dining room to inner hallway.

**INNER HALLWAY** Flagstone floor. Heating thermostat. Back stairs to rear landing, with large walk-in pantry with fitted shelving.

**CLOAKROOM/UTILITY AREA** Contemporary blue high-gloss furniture incorporating wc with concealed cistern and inset round sink with Monobloc tap. Plumbing for washing machine. Storage cupboards. Tiled floor with underfloor heating. Window to terrace. Recessed spotlights to ceiling.

**KITCHEN/DINING/LIVING AREA** A superb open plan space which incorporates the contemporary atrium extension to provide a large sociable space, ideal for modern living. The kitchen area has been fitted with base units with wood block effect worksurfaces over incorporating breakfast bar. Inset sink with mixer tap and window above enjoying views over the garden. Large Aga set into chimney breast with inset tiles. Aga companion with electric hob. Integral full height fridge and freezer. Tiled floor. Door to boot room. Opening through to **THE ATRIUM**, a fabulous light room with vaulted ceiling, fully glazed apex and bi-fold doors to the large south facing terrace. Oak flooring with underfloor heating. Contemporary wood burning stove.

**BOOT ROOM** With window to side and half glazed door to rear garden and rear driveway access. Stable door into BOILER ROOM which houses a Vaillant gas boiler. Window to the front.

**LANDING** Stairs lead from the hallway up to a long landing. Window to front overlooking the front gardens and sweeping drive. Radiator. Window to side. Large cupboard housing the hot water immersion tank with fitted shelving and useful storage. Loft access. To the rear of the landing there is another window to the side and a loft hatch. The landing leads to the back stairs and down to the inner hallway. Doors off to:

**MASTER BEDROOM** A large light room with dual aspect windows to front and side overlooking the courtyard. Radiators. Recessed spotlights to ceiling. Door to **EN SUITE SHOWER ROOM** with quadrant shower and spider shower head, pedestal basin and low level wc. Radiator incorporating towel rail. Window to rear. Tiled walls and floor with underfloor heating. Spotlights to ceiling.

**BEDROOM TWO** Double room with window to front with feature fireplace, built in storage units either side of the fire. Radiators.

**BEDROOM THREE** Originally two rooms but now provides a good double room with dual aspect to rear and side. Spotlights to ceiling. Radiator. Door to **EN SUITE SHOWER ROOM** Fitted with a tiled and glazed shower, pedestal basin and low level wc. Tiled walls and floor. Recessed spotlights to ceiling.

**BEDROOM FOUR** Double room with window to side. Radiator. Spotlights to ceiling.

**BATHROOM** Comprising white suite with duck egg blue painted part panelled walls and paneling to bath. Shower over bath with glazed screen, pedestal basin and low level wc. Towel rail and radiator. Wooden floor. Spotlights to ceiling. Window to side.

## HEATING

A new gas fired Vaillant boiler provides domestic hot water and central heating via a radiator system.

## OUTSIDE

Set in grounds extending to approximately 12 acres. The main house, The Coach House, The Barn and outbuildings are approached via a long gravel driveway which provides ample parking.

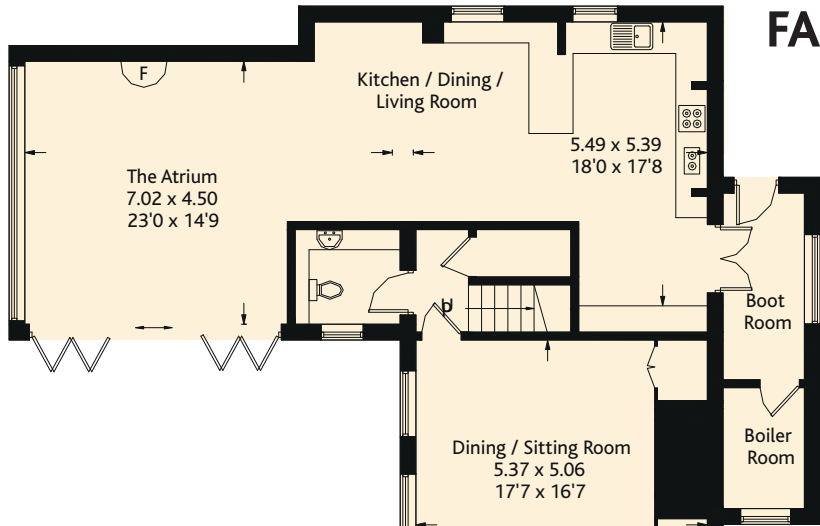
To the front of the house there is an attractive garden with gate leading to a lavender lined stone path directly to the front door. The areas to either side are laid to formal lawns, planted with fruit trees and surrounded by well planted and stocked borders featuring many flowering shrubs and bushes. There is an octagonal summer house with small decked area from which one can enjoy the gardens. An arch leads to the side garden and through to the rear access driveway which also leads directly into the yard. Behind the house is a well stocked orchard with a number of paddocks beyond extending to approximately 9.5 acres. Established vegetable garden and attractive natural pond. A large south facing terrace accessed from the atrium provides an ideal spot for al fresco dining and entertaining.

**COUNCIL TAX** Main House band G, The Coach House band D

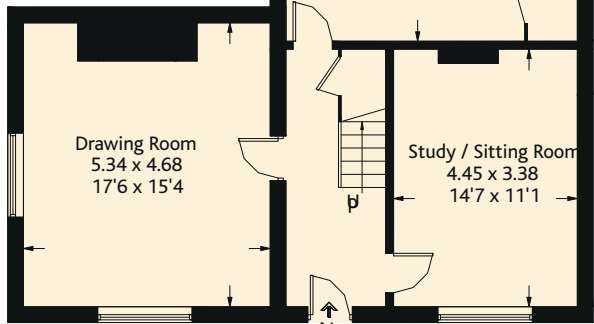
**TENURE** Freehold

**SERVICES** Mains electricity, gas, water. Private drainage.

# FARM HOUSE

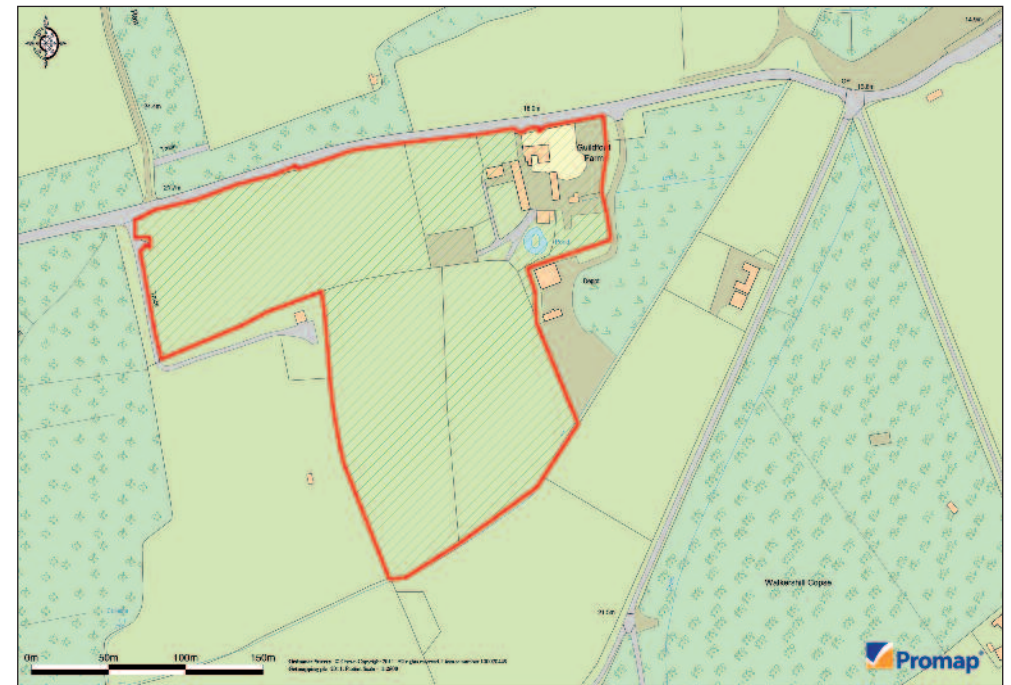
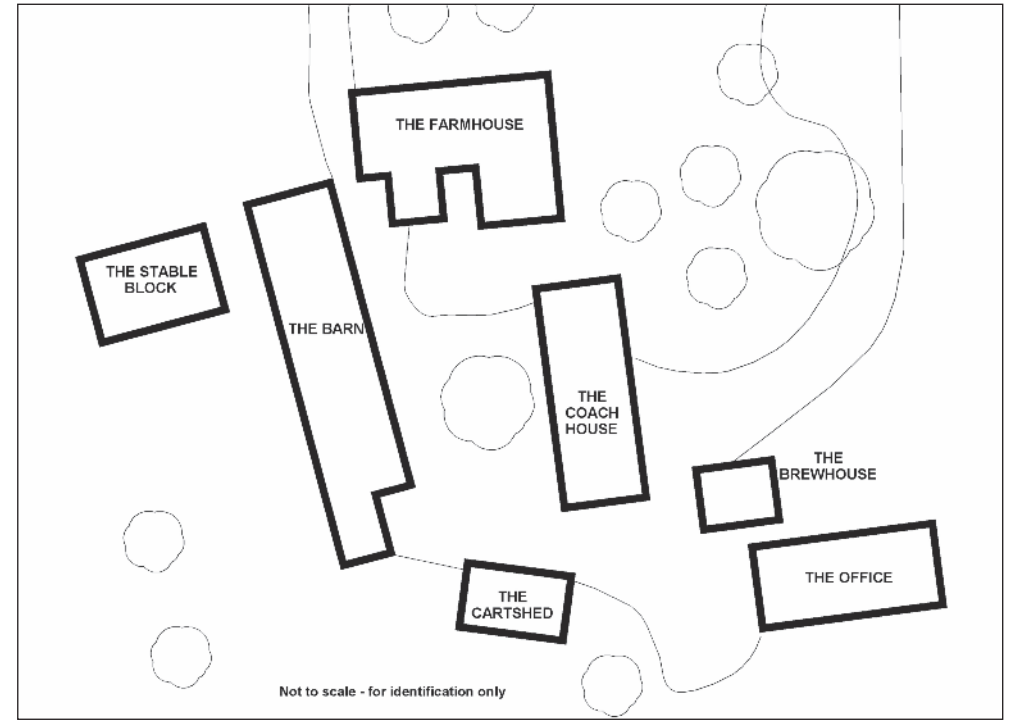
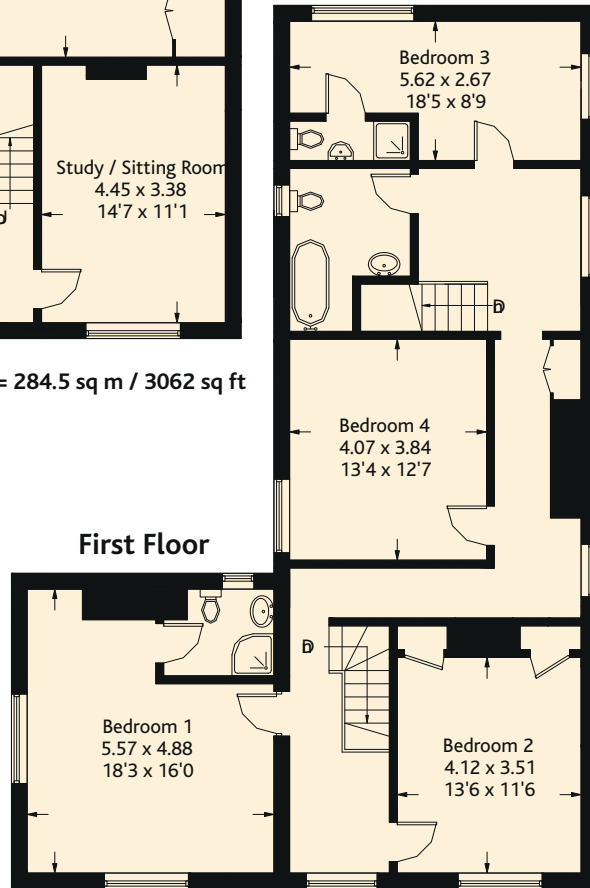


## Ground Floor



Approximate Gross Internal Area = 284.5 sq m / 3062 sq ft

## First Floor



# COUNTRYHOMES

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## OUTBUILDINGS

The outbuildings are mainly arranged around the square of the original farmyard, with the stable block lying to rear of the long barn.

### THE COACH HOUSE – HOLIDAY LET

A former Coach House converted in approximately 2002 which provides extremely spacious and light accommodation. The Coach House is currently successfully let on a holiday basis.

**KITCHEN/BREAKFAST ROOM** Glazed patio doors lead into the spacious kitchen/breakfast room with window to side. A range of light shaker style base units with work surface over, inset 1 & ½ bowl sink with mixer tap. 2 larder cupboards, one housing Vaillant boiler. Space for a dining table. Wooden flooring. Radiator. Spot lights. Door to:

**SITTING ROOM** An extremely large, light room with plenty of space for seating, dining and entertaining. Triple patio doors leading to the farmyard. Large window overlooking the drive. Wooden flooring. Radiators. TV point. Wall lights. Metal spiral staircase leading to the first floor landing. Door to:

**BEDROOM 1** Glazed patio doors leading out to the yard. Window to side. A double room. Radiator. Door to **EN SUITE SHOWER ROOM** Fully tiled walls and floor. Double walk in shower, wc and basin with mirror cupboard and light over. Heated towel rail. Extractor fan.

### FIRST FLOOR

Metal spiral stairs lead up to a surprisingly spacious first floor landing with Velux windows. Wood flooring. Spot lights. Doors off to:

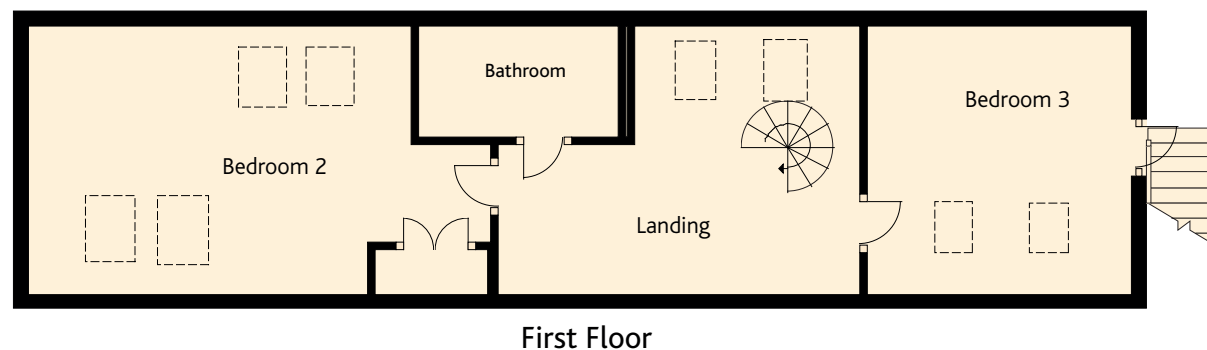
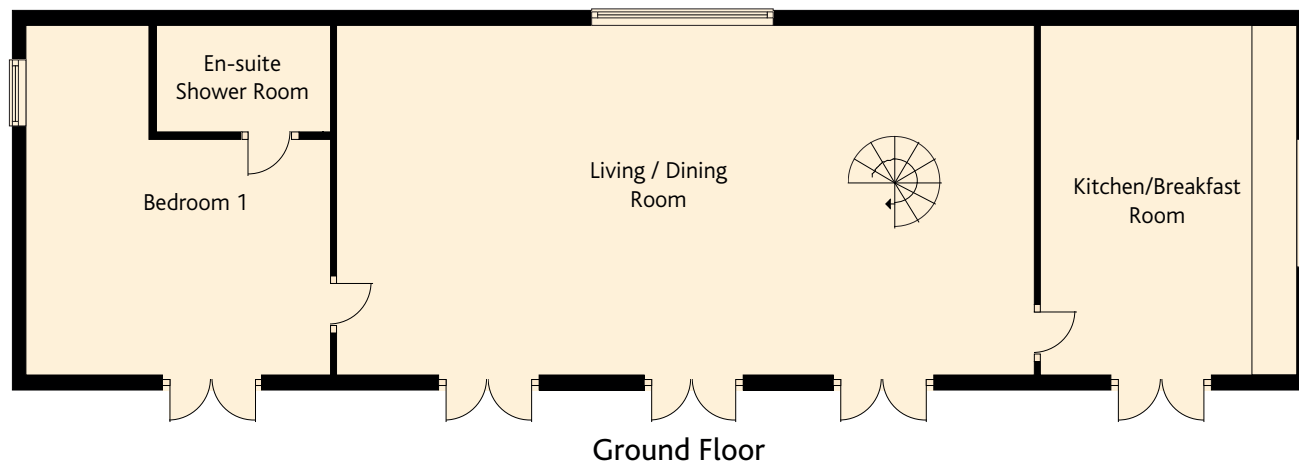
**BEDROOM 2** A double room with space for a cot. Velux windows to both sides. Radiators. Built-in wardrobe and under eaves storage. Wooden flooring. Wall lights.

**BATHROOM** into eaves. Bath, wc and basin. Radiator. Spot lights. Wooden flooring. Extractor fan.

**BEDROOM 3** A twin room with Velux window and door to side leading to an outside metal stairway leading to the farmyard.

**HEATING** A gas fired Vaillant boiler housed in the kitchen provides all domestic hot water and central heating via radiators.

## THE COACH HOUSE





## STABLE BLOCK

(16'3 x 10'9, 16'3 x 10'10, 14'6 x 10'10, 14'6 x 11'7) This lies to the rear of the long bar and is a timber and stone construction with four stables on a concrete yard, leading out on to the paddocks and a holding area. There is water adjacent to the hard standing. Nearby is an unused sand school.

## THE LONG BARN

(96'1 x 18') A substantial timber clad period barn which has been rebuilt with new footings, insulated concrete floors and roof trusses and double glazed windows. Constructed to a standard ready for conversion of which there is planning consent for a 5 Bedroom holiday unit. Planning reference available to view on [www.iwight.com/planning](http://www.iwight.com/planning) under TCP/19868/L - a copy of which, together with proposed floor plans is available on request.

## THE OLD CART SHED

An attractive timber building which has been partially weather proofed and has space for 2 carports (23'3 x 11'2) and a garage (23'6 x 8'7). Currently used as a games room/wood store. Loft space and lean to store (17'4 x 9'2)

## THE BREW HOUSE

(15'6 x 10'9) Timber clad under a clay tiled roof, open brick fireplace to one end, electric heater, power and light. Laundry area with space and plumbing for washing machine for holiday let, sink and extractor fan. Adjacent outside WC.

## THE OFFICE

(23'3 x 11'2) A timber clad office built approx 2007. With power, light and electric heating.

## AGENTS NOTES

Footpath 93 leads across the paddocks. Please refer to the council website [www.iwight.com](http://www.iwight.com) for a map detailing the footpath.

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 June 2016.





