

FAIRFIELDS FARM

STROUDWOOD ROAD, RYDE, ISLE OF WIGHT



COUNTRY HOMES
— by Hose Rhodes Dickson —

Nestled in beautiful countryside offering a super opportunity to acquire this rural small holding with a modern 3/4 bed home with self-contained 2 bedroom annexe. Sitting in an elevated position enjoying super countryside views with 2.4 acres and large 60 x 40 ft Agricultural Barn. Additional land and outbuildings could be available subject to separate negotiations. The town of Ryde with its numerous amenities, wide sandy beaches and high speed links to the mainland is approx. 5-10 minutes drive.

GROUND FLOOR

ENTRANCE HALL

Staircase leading to first floor. Doors to kitchen, living room, bedroom 4 and bathroom.

KITCHEN/DINER 23' x 10' 9" (7.01m x 3.28m)

Dual aspect windows to side and front. A fitted kitchen with wood fronted wall and base units with work surfaces over incorporating a 1 ½ bowl stainless steel sink unit with mixer tap. Built in gas hob with extractor hood over and double electric oven. Sliding door to rear patio garden. Ceiling spotlights.

UTILITY ROOM 11' 7" x 7' 9" (3.53m x 2.36m)

Dual aspect to front and side. Range of floor units with wooden work surfaces over and butlers sink. Window to front. Stable door to porch.

LIVING ROOM 18' 10" x 17' 4" (5.74m x 5.28m)

Double doors from hallway through to living room. A lovely south westerly facing room, with large feature brick fireplace with wood burning stove. Door to study.

STUDY 8' 9" x 7' (2.67m x 2.13m)

With window to rear overlooking garden. Access to the Annexe through bedroom 2.

BATHROOM

Family bathroom comprising panel bath with shower over.

Pedestal wash hand basin and low level WC. Window to rear. Airing cupboard.

BEDROOM 4 9' 8" x 9' 8" (2.95m x 2.95m)

Window to rear overlooking courtyard garden.

FIRST FLOOR

MASTER BEDROOM 22' 7" x 12' 8" (6.88m x 3.86m)

Built in wardrobes and under eaves storage. Window seat overlooking rear garden. Sliding doors to balcony with a south west aspect and stunning views over the land and surrounding countryside. Door to bedroom 3.

ENSUITE BATHROOM

Low level WC, pedestal wash hand basin, heated towel rail and fitted corner shower unit with electric shower.

BEDROOM 2 12' 7" x 10' 8" (3.84m x 3.25m)

With a southerly aspect window with views over the farm. Radiator and Velux window with blind. Under eaves storage.

BEDROOM 3 13' 1" x 12' 7" (3.99m x 3.84m)

This room currently offering storage to eaves and loft access is located over the annexe and could easily be incorporated into the accommodation below via a staircase leading from the living room.

BATHROOM

This bathroom is accessed from the master suite and allows access from the main house into bedroom 3.

HEATING

A gas fired combination boiler provides the central heating and hot water.

COUNCIL TAX

Band 'D'

SELF-CONTAINED ANNEXE

Door with glazed inserts to:

PORCH

Glazed and brick based porch with door to private rear courtyard garden. Door to:

KITCHEN 9' 4" x 7' 8" (2.84m x 2.34m)

A white shaker style fitted kitchen with wall and base units with inset sink with mixer tap. Built in gas hob with extractor hood over and electric oven. Gas boiler. Window to rear overlooking courtyard garden.

LIVING ROOM/CONSERVATORY 18' 10" x 17' 4" (5.74m x 5.28m) An open plan living room/conservatory with door to front access. With wood burning stove and views over the surrounding land and countryside.

BEDROOM 1 12' 1" x 10' 8" (3.68m x 3.25m)

A double bedroom with window overlooking the surrounding land.

BEDROOM 2 10' 8" x 8' 6" (3.25m x 2.59m)

A double room with window to rear. Radiator. Connecting doorway to house, sealed and soundproofed.

BATHROOM

Fitted with a suite comprising panel bath with shower over. Pedestal wash hand basin and low level WC. Window to rear.

OUTSIDE

The Annexe provides a private parking area to the side and private rear courtyard garden.

COUNCIL TAX

Band 'A'

OUTSIDE

To the rear of the property is an enclosed patio area with some beds and borders. Gated access to side.

Approached via a sweeping driveway through the grounds to the house and barn.

AGRICULTURAL BARN 65' x 40' (19.81m x 12.19m)

Galvanised Steel framed shed with roller door to front and door to rear. Currently containing kennels & machinery. Water and electric.

TENURE

Freehold

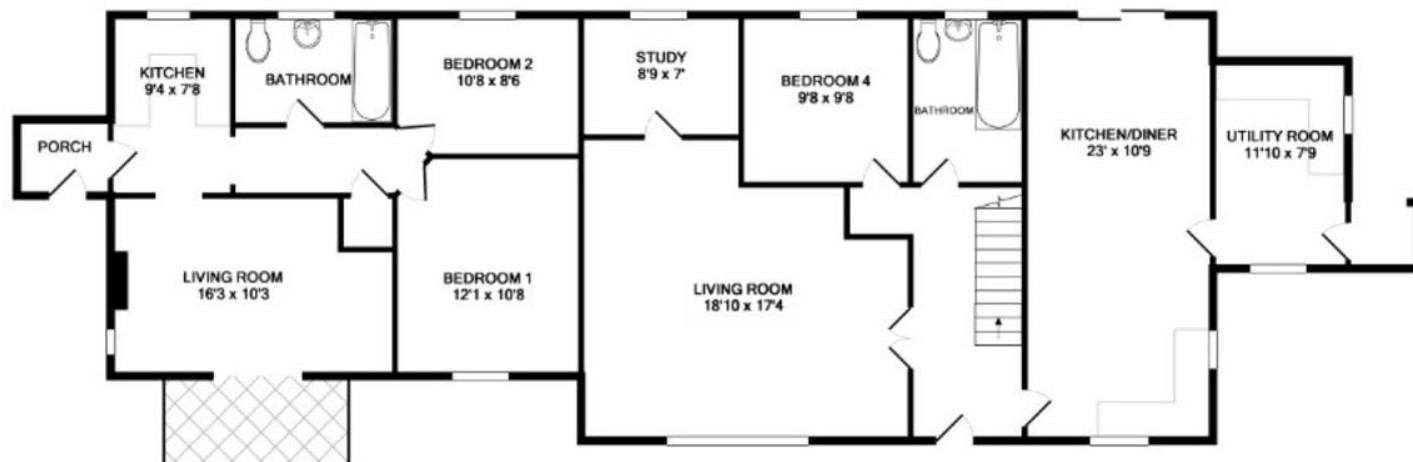
SERVICES

Mains electric, water, gas and private drainage via septic tank.

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 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 January 2017.

N.B. "The occupancy of the dwelling shall be limited to a person solely or mainly employed or last employed on the holding known as Fairfields Farm, or a dependent or such a person residing with him or her, or a widow or widower of such a person."



GROUND FLOOR
APPROX. FLOOR
AREA 1557 SQ.FT.
(144.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 706 SQ.FT.
(65.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2263 SQ.FT. (210.3 SQ.M.)

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.
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