

# KNIGHTON BARN

Knighton Shute, Knighton, Isle of Wight



COUNTRY HOMES

by Hose Rhodes Dickson



# KNIGHTON BARN

**KNIGHTON SHUTE, KNIGHTON,  
ISLE OF WIGHT**

**A DELIGHTFUL BARN CONVERSION WITH AN ANNEXE, LARGE BARN AND DELIGHTFUL GARDENS SET IN A PICTURESQUE HAMLET AT THE FOOT OF THE DOWNS WITH EASY ACCESS TO FERRY LINKS. AN ADJACENT FIVE ACRE PADDOCK IS AVAILABLE BY SEPARATE NEGOTIATION.**

The stone barn originates from 1692 and is listed grade II. The cottage was converted in 1991 and the main accommodation was converted in 2000 which effectively involved a “new build” with insulated block internal walls, double glazed windows and a new slate roof, whilst retaining a number of exposed beams. Subsequent improvements have included installation of a sewerage treatment plant and the introduction of an efficient heating system from a neighbouring biomass plant reducing heating bills by around 25%.

The property is located in the small hamlet of Knighton, situated in a tranquil area in the midst of attractive rolling downland designated as an Area of Outstanding Natural Beauty. There are excellent walkways and bridle paths accessible



from the property throughout the surrounding countryside. The nearby village of Newchurch has a well-regarded pub and this is just over a mile away, as is the Garlic Farm café/restaurant. There is easy access to sailing at Seaview and Bembridge; Ryde School (about 4 ½ miles); Newport town centre (about 5 miles). Also convenient are mainland ferry links from both Ryde and Fishbourne (about 5 miles) and East Cowes (about 7 miles).

The principle accommodation comprises of four bedrooms and 2 to 3 reception rooms with the adjoining self-contained holiday cottage, “Barn

Cottage” bringing in a useful rental income, although this could easily be incorporated into the main barn conversion, subject to necessary consents with the loft area providing further potential. The property is set in delightful grounds of approximately 1.8 acres including a well planted garden with a Hartley Botanic greenhouse whilst adjacent to the approach to the property is a substantial Atcost barn with an adjoining carport along with ample parking. The barn itself retains a lot of character including exposed beams and most rooms have views over the garden and surrounding countryside.







#### ACCOMMODATION

**ENTRANCE HALL** Tiled floor. Inner Hall with two staircases to the first floor with built in cupboards beneath. Large built in cupboard.

**STUDY** Dual aspect.

**SITTING** Room Brick fireplace with timber beam over and multifuel stove on a flagstone hearth. French doors lead to the rear garden and provide views over the surrounding countryside.

**GARDEN ROOM** Large windows and a southerly aspect with stone internal wall. Country views.

**DINING ROOM/LIVING ROOM** Enjoying views over the lovely gardens with French doors leading to the terrace.

**UTILITY/CLOAKROOM** Stainless steel sink. Plumbing for washing machine.

**KITCHEN** Dual aspect providing a light kitchen fitted with wall and base units with work surfaces and a 1¼ bowl sink with mixer tap. Large larder cupboard with shelving. Plumbing for dishwasher.

#### FIRST FLOOR

**BEDROOM 1** A light and spacious room with country views. Two built in wardrobes. Under eaves storage and exposed beams.

**BATHROOM EN SUITE** Bath, hand basin, WC.

**BEDROOM 2** A double bedroom with views over the gardens towards Ashey Down.

**SHOWER ROOM EN SUITE** Large shower, wash basin, WC.



**LANDING** Airing cupboard.

**BEDROOM 3** A double room with Velux windows overlooking the gardens and towards Ashey Down. Exposed beams.

**BEDROOM 4** A double room currently used as an office with country views.

**BATHROOM** Bath with mixer tap. Wash basin, WC.

#### BARN COTTAGE

**KITCHEN/LIVING ROOM** With French doors to the garden. Kitchen area fitted with wall and base units and stainless steel sink. Space for washing machine and cooker.



**BEDROOM 1** Double room with garden views.

**BEDROOM 2** A double room.

**BATHROOM** Bath with electric shower over. Wash basin and WC. Heated towel rail. Access to loft space.

#### OUTSIDE

Approached over a gravelled driveway that leads past the parking area and large **ATCOST BARN** (60 x 30ft) and **2 BAY CAR PORT**. To the front of Knighton Barn is a paved terrace. The extensive rear garden comprises rolling lawns with mature trees and well stocked borders, a small orchard, vegetable garden, poly tunnel and a rose garden.



A terrace adjoining the Barn provides an ideal area for entertaining and al fresco dining with outside lighting.

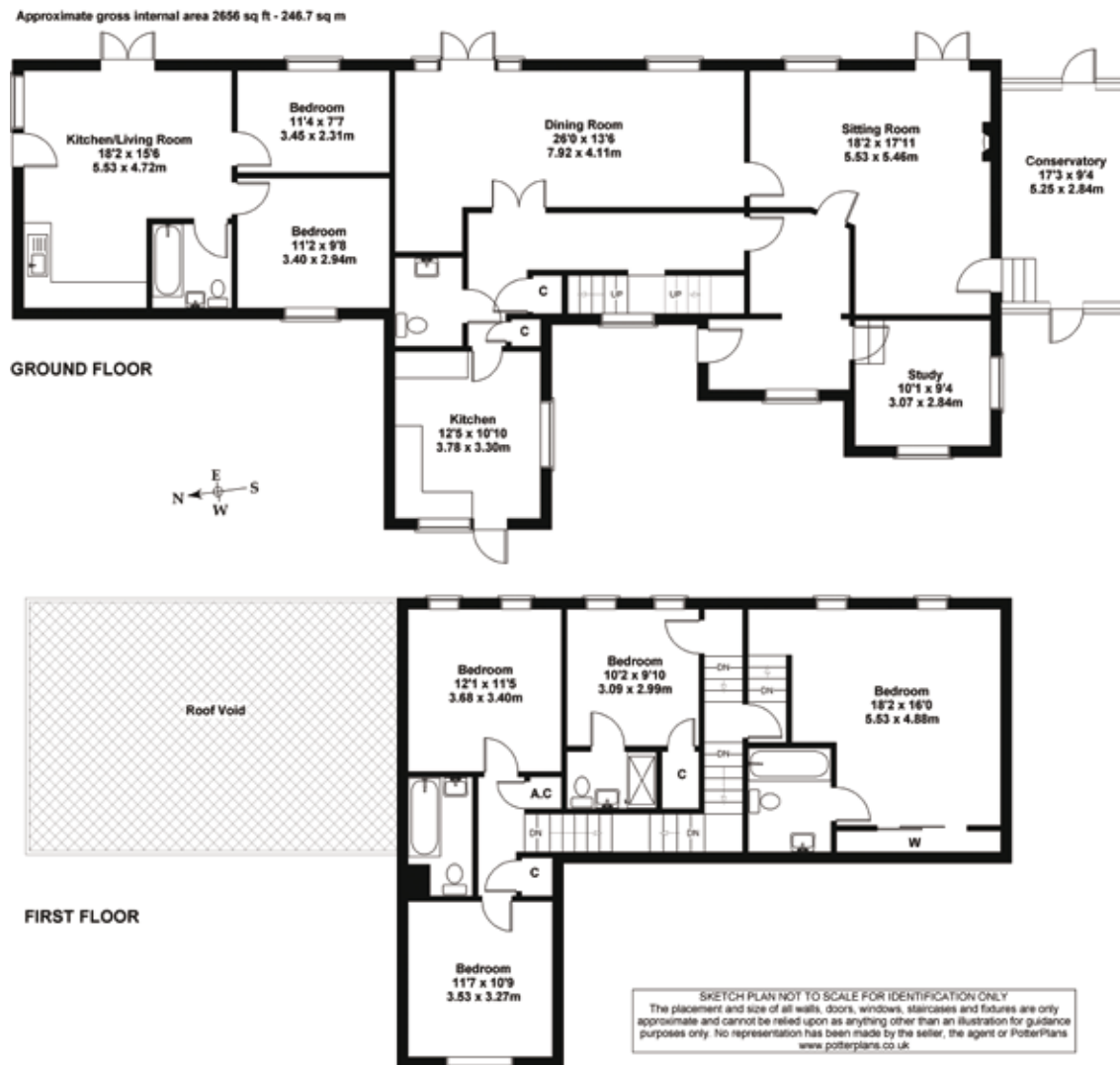
There is an adjoining **Paddock** extending to approximately 5 acres with frontage onto the lane that is available by separate negotiation.

**COUNCIL TAX** Band C and Business Rates for Barn Cottage.

**TENURE** Freehold.

**SERVICES** Mains electricity, water and modern private drainage system. Central heating in main house with heat provided by a Biomass boiler and electric heating in cottage, with sufficient capacity for the biomass heated system to be extended into the cottage.

**POSTCODE** PO36 ONT



#### 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. Particulars: January 2015. Photography: 2014 and January 2015.

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