

BIRCHMORE FARMHOUSE

Birchmore Lane, Blackwater, Isle of Wight, PO30 3BP



COUNTRYHOMES

— Hose Rhodes Dickson —



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Newport 2.7 miles, Ryde 9.6 miles, Cowes 7.6 miles, Fishbourne 7.4 miles, Yarmouth 12.5 miles, (all approximate distances)

A modern country house in a stunning location which has developed from a house built in the 1960's and upgraded over the years to provide a wonderful family home. Birchmore Farmhouse is built on the site of a 16th century farmhouse and set in approximately 4.75 acres in a private country lane including a 2.9 acre paddock with footpaths and bridleways accessible directly from the property. An indoor heated swimming pool (approx. 9 meters in length) and inset hot tub are housed in a spectacular building with vaulted ceiling and walk in bay with sliding door to a south facing paved terrace. This impressive country home commands fabulous views over its own grounds and the beautiful surrounding countryside, internally the home is spacious with oak flooring throughout the ground floor and plenty of windows providing naturally light accommodation. The bespoke kitchen with Nolte units and granite worktops are a feature of the large kitchen/dining room with large glazed triple sliding doors to the south facing terrace. The triple aspect living room enjoys views over the grounds to countryside beyond with inset glass fronted wood burning stove to the corner chimney breast. Double glazed windows and gas fired central heating throughout. Upstairs, off the galleried landing there are four double bedrooms, with ensuite to the master bedroom and a family bathroom. The wonderful gardens surround the property with expansive lawns, mature trees, orchard, paved terraces and fishpond.

Set within a countryside location close to the former Isle of Wight railway track linking the towns of Newport and Shanklin, Birchmore Farmhouse enjoys a rural setting with the benefit of countryside walks and a cycle track on the doorstep, whilst being ideally placed only a couple of miles from the county town of Newport with its many amenities.

GROUND FLOOR

A pair of part glazed hardwood doors to the large and spacious:

HALLWAY A lovely welcoming entrance to the house with oak flooring and plenty of natural light. Stairs rising to first floor with built-in cupboard under. Cupboard housing alarm panel and shelving. Door to:

SITTING ROOM A good size triple aspect room with bay window overlooking the front gardens and land to lovely countryside views beyond. Sliding patio doors to side and rear. Inset glass fronted stove to a corner tiled chimney breast. Recessed LED spotlights to ceiling.

KITCHEN/DINING ROOM A fabulous large sociable space ideal for family dining and entertaining, the **KITCHEN AREA** with bespoke contemporary 'Linea' kitchen with 'Nolte' contrasting cream and wood grain units with 'baltic brown' granite work surfaces over. Inset Franke double sink with integral pump soap dispensers. A zip hydro tap with filtered boiling and filtered cold water. Neff oven bank comprising: Multi-function oven including pyrolytic cleaning and slide under glass door. Warming/bread proving drawer. Multi-function microwave combination oven and further steam oven under. Neff induction hob with an additional Neff two burner gas hob. Splash back and large cooker hood over. Concealed LED lighting to wall units. Integrated 12 place dishwasher. Large 90cm width Liebherr fridge with two freezer drawers below. Ice making feature. All cupboards and drawers are soft close. Contrasting units

with pull out recycling and bin drawers as well as a larder cupboard with pull out shelving attached to the door and sliding drawers. Two vertical contemporary radiators. Recessed LED spotlights to ceiling. Window to rear. Small bay window overlooking the front with gardens, land and fields beyond.

Opening through to the **DINING AREA** At the end of the dining room are matching units incorporating a desk area for computer and storage cupboards and soft close drawers. Three large glazed units with sliding door to the paved terrace and lawn beyond. Recessed LED spotlights to ceiling. Double doors to the hallway.

From the kitchen area steps lead down to glazed French doors into the tiled **LOBBY** With stable door to garden, doors to utility room and shower room. Door to **DOUBLE GARAGE** (21'3 x 19'5) with two roller doors.

UTILITY ROOM Stainless steel sink with mixer tap. Built-in cupboards. Plumbing for washing machine. Worcester boiler and hot water tank.

SHOWER ROOM/CHANGING ROOM Large walk-in shower with glazed sliding screen and tiled. Low level wc and corner hand basin. Tiled floor.

POOL AREA An impressive large room with vaulted ceiling housing the heated salt water pool measuring approx. 9.12m x 4.25m with approx. depth at deep end of 2m, electronically operated pool cover. Anti-slip wet room flooring. Inset Jacuzzi hot tub. Recessed lighting. South facing large bay with UPVC full height windows incorporating sliding doors to the rear patio. A plant room for filtration and dehumidifier. The pool is heated by solar heating and air source heat.

FIRST FLOOR

GALLERY LANDING Access to loft space. Large walk-in airing cupboard with shelving and radiator.

MASTER BEDROOM Triple aspect windows provide a lovely light room with the front overlooking the gardens, paddock and countryside beyond. Recessed spotlights to ceiling. Alarm panel. Door to:

EN-SUITE SHOWER ROOM Quadrant glazed shower, hand basin with mixer tap and low level wc. Fully tiled walls with mosaic insert. Heated towel rail. Recessed spotlights to ceiling. Sealed unit double glazed window overlooking the rear gardens.

BEDROOM 2 A double room overlooking its own gardens and grounds to fields and countryside beyond. Radiator.

BEDROOM 3 A double room with folding door to wardrobe with shelving to the rear. Window to front again overlooking the front gardens, land and countryside beyond.

BEDROOM 4 A double room with large built-in under eaves storage. Window overlooking the rear garden.

BATHROOM Fitted with a white 'Sottini' suite comprising wood panelled bath with shower over. Pedestal hand basin with mixer tap and low level wc. Heated towel rail. Fully tiled walls with mosaic strip and window to rear.

OUTSIDE

Approached via a gravel driveway through a mature tree tunnel to a gravel turning circle with central shrub and rose garden. Large lawn bordered by mature shrubs and trees with paddock beyond of approx. 2.9 acres with a large vegetable enclosure and chicken run. Greenhouse. A five bar wooden gate from the driveway leads to further gardens to the side and rear of the property with an abundance of mature trees including Bay tree, Holly tree and huge Copper Beech tree. Paved patio area outside of the pool house with raised brick pond and steps to further terrace with circular lawn adjacent. Steps up again lead to the main rear terrace off the kitchen with lawn area beyond and sunken large fish pond with feeder pond. Stepping stone pathway behind the pond leads to two very large evergreen trees and a shaded clearing. Behind the trees a gap in the hedge leads to further lawn and orchard surrounded by mature trees providing a lovely sheltered area. Good size wooden workshop. Lawned area linking to the large lawn at the front of the property which is bordered by fields and farmland. **DOUBLE GARAGE** (21'3 x 19'5) Twin electronically operated roller doors, light and power. Fold down ladder to loft storage. All in all the plot is approximately 4.75 acres and provides wonderful mature secluded gardens, a haven for wildlife and enjoys views over the surrounding countryside.

HEATING Calor gas central heating to a radiator system provided by the Worcester boiler situated in the utility room, this also provides hot water.

COUNCIL TAX Band G

TENURE Freehold

EPC E

SERVICES Electricity, water, private drainage. Calor gas

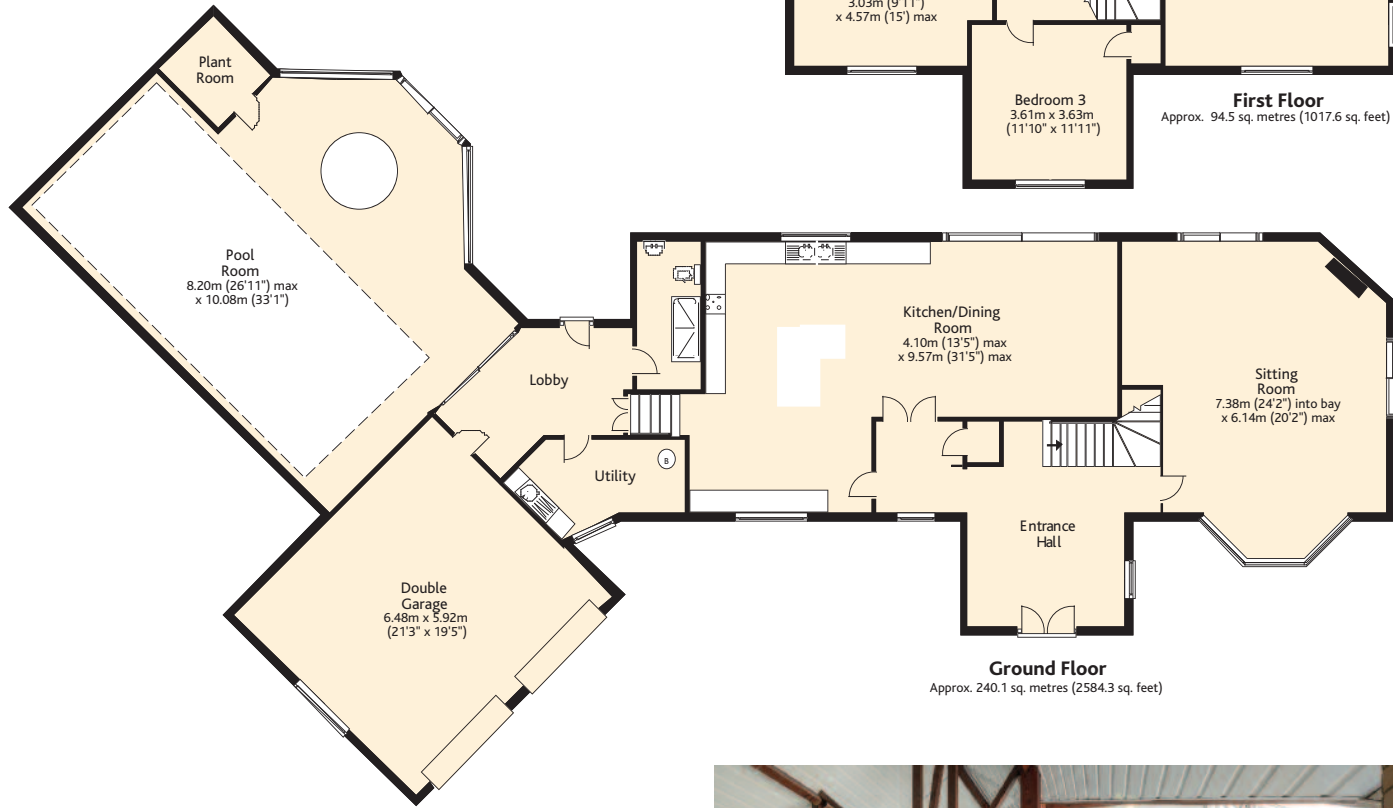
AGENTS NOTES

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Total area: approx. 334.6 sq. metres (3602.0 sq. feet)



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