

POLECLOSE FARM

Forest Road, Newport, Isle of Wight



COUNTRYHOMES

Hose Rhodes Dickson



POLECLOSE FARM

Forest Road, Newport, Isle of Wight, PO30 5QH

Newport 2.6 miles, Yarmouth 6.5 miles, Cowes 5.8 miles, Fishbourne 6.7 miles, Ryde 9.1 miles (all approximate distances)

Located on the outskirts of the County Town of Newport, Poleclose Farm is an exciting opportunity to purchase a substantial home with numerous sizeable outbuildings. Located within 18 acres. The accommodation on offer is spacious and flexible with three receptions in addition to a large Kitchen, Study and Utility. On the first floor are 5 double bedrooms all but one befitting from en-suite bathrooms and a family bathroom. Adjacent to the house is a large walled yard with substantial outbuildings to three sides in addition to a detached cottage. These outbuildings benefit from granted planning permission for 8 holiday units, one unit has already commenced conversion. Within the 18 acres are 3 paddocks and a paddock to the fore with a large pond. There is huge scope with this property for a new owner to build on the potential that this property, acreage and the planning permission offers. Set within a rural location yet a short drive to the County Town of Newport which offers numerous amenities including High Street stores, eateries, schools and recreation facilities. Cowes with its high speed links to Southampton is approx. 6 miles from the property.

GROUND FLOOR

Half glazed door to

PORCH Door to store and inner glazed door into:

RECEPTION HALL/STUDY with feature fireplace and window to side. Stairs to first floor. Door to:

SITTING ROOM A large light room with bay window looking out towards the yard and fields with an inset large wood burning stove and wooden effect floor.

DINING ROOM A large wood-panelled room. Door to cupboard. Glazed half wooden doors to:

DRAWING ROOM A large room with windows to front and open fireplace into a stone surround. Double glazed doors opening into:

CONSERVATORY A large room overlooking the garden and paddocks with tiled floor and half wall and glazing to all sides. Obscured glazed roof and double glazed patio doors opening out onto the gardens.

Open archway from the dining room to:

KITCHEN With dual aspect windows and space for kitchen table. Oil-fired Aga, additional electric hob with extractor fan over, integral double oven and integral fridge. Double sink. Door to:

LAUNDRY/UTILITY ROOM A large room with window to garden. Fitted with a range of wall and floor units providing plenty of storage. Space and plumbing for washing machine, dishwasher and tumble dryer. Sink.

BOOT ROOM Space for hanging coats and shoes. Doors to:

CLOAKROOM Fitted with a wc and basin. Built-in storage and floor standing Oil boiler. Window.

LOBBY Door to front. Half glazed door to **BIN STORE**. Door to corridor with access to:

INTEGRAL DOUBLE GARAGE with electric up and over doors, light and power.

JACUZZI Room Wood clad with glazed doors opening out to the garden. Power and light.

FIRST FLOOR

Landing with window and steps up to:

MASTER BEDROOM Bay window overlooking yard and fields. Feature fireplace. Loft access. **EN-SUITE BATHROOM** Comprising corner bath, shower, wc, bidet and basin into vanity unit. Dual aspect windows. Carpeted and fully tiled on the walls.

BEDROOM 2 A large double room with feature fireplace with marble over mantle. Window to front.

BATHROOM Comprising bath with shower over, wc and basin with mirror and light. Two double airing cupboards providing lots of fitted storage space. Roof light.

BEDROOM 3 A double bedroom with storage bridging units and window to side. Door through to: En-Suite Bathroom Bath, wc and basin with mirror and light over. Extractor fan.

BEDROOM 4 A double room with window overlooking the front. Storage with bridging units over. Ensuite Bathroom Bath, wc and basin with mirror and light over. Extractor fan.

BEDROOM 5 A double room with window overlooking gardens. Fitted hanging wardrobe. En-Suite Bathroom Wc, bath with shower over and basin with mirror and light. Tiled floor. Window.

OUTSIDE

Poleclose Farm is approached via a long driveway which gives access to the Farm House, Outbuildings and Paddocks.

OUTBUILDINGS The outbuildings form an enclosed yard. Planning permission has been granted and commencement has started with the conversion of the cottage. The granted permission includes; A 2 bed cottage, a single story 3 bed cottage, four 1 bed cottages and two 2 bed cottage. Currently these buildings are used as stores and one is set up as a stable block. There are 4 paddocks which consist of one to the front of the house with a pond, one paddock on the drive and two larger paddocks behind the property.

HEATING Oil fired central heating. Immersion tank for hot water.

COUNCIL TAX Band G

EPC RATING E

TENURE Freehold

SERVICES Mains Electric, Water. Delivered Oil and Private Drainage.

AGENTS NOTES

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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. The red outline is a indicative guide for illustrative purpose only. 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 2017.



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by Hose Rhodes Dickson

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Total area: approx. 377.4 sq. metres (4062.6 sq. feet)



