

WHITECROFT FARM

Sandy Lane, Newport , Isle of Wight





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Sandy Lane, Newport , Isle of Wight, PO30 3EA

Newport 2.5 miles, Cowes 7.5 miles, Ryde 9.5 miles, Fishbourne 7.5 miles, Ventnor 9.5 miles, Yarmouth 11 miles (all approximate distances)

A beautiful 17th century farmhouse set in mature gardens with large nature pond and adjacent field, in all extending to approximately 4.7 acres, in an Area of Outstanding Natural Beauty. Whitecroft Farm has been extensively renovated by the current owners creating a wonderful family home full of charm and character with the benefit of a two bedroom holiday cottage, The Cowshed, plus a two room studio with adjoining garage. In the main house there are five double bedrooms with en suite facilities to four bedrooms plus a family bathroom. Many period features throughout the property include stripped wide wooden floors, wooden farmhouse doors, wooden beams to ceilings and low windows with wide window sills. A feature of the property is the large stylishly renovated farmhouse kitchen/dining room with vaulted ceiling, bespoke solid wood units, flagstone floor and bi-fold doors leading to a wooden decked terrace. The sitting room and drawing room have wood burning stoves to inglenook fireplaces and enjoy lovely views over the garden to the countryside beyond. A large room which links the main house to the holiday cottage provides an ideal playroom or 'teenagers den' currently used as a work room. The gardens provide different areas of interest including a charming walled cottage garden. There is a parking area and garage to the rear of the property and a driveway leading to parking and garage/workshop to the rear.

Whitecroft Farm offers the best of both worlds, situated within an Area of Outstanding Natural Beauty in a lovely rural spot and only a short drive to Newport with its shops, town square with cafes and bars and pretty quay area.

GROUND FLOOR

Farmhouse door with wooden latch leads to the:

KITCHEN/BREAKFAST ROOM A stunning room which forms the heart of the house with beamed and vaulted ceiling and flagstone floor. Stylishly fitted with bespoke solid wood kitchen units with solid wood work surface over, matching central island incorporating cupboards and shelving, plumbing for dishwasher. Adjacent is an antique washstand with twin butler sink and marble surround. An oil fired Aga is fitted to the exposed brick chimney breast with timber beam. A double oven has been fitted to a vintage freestanding unit with drawers and cupboards plus a ceramic hob for convenience. Door to utility room. Lower ceiling to the dining area with recessed halogen downlighters. Windows to the rear enjoying views over the walled cottage garden and to the side overlooking the natural pond, bi-folding doors lead to a wooden elevated decking area and also enjoy views to this aspect. Door to:

SITTING ROOM A lovely room enjoying views of the side garden with natural pond and to the front over the gardens to countryside beyond. Inglenook fireplace with wood burning stove, built in cupboard to alcove. Wide stripped wide wood floorboards. Beamed ceiling. Door to:

DRAWING ROOM An impressive room flooded with natural light from the many windows, views are enjoyed over the walled cottage garden to the rear and over the lawns at the front to countryside beyond. Inglenook fireplace with bread oven and wood burning stove. Wide stripped wood floorboards. Door to cellar. Door to WC. Turned staircase to first floor.

CELLAR Stone steps lead from drawing room. Light and power. Door to the kitchen garden at the front.

DOWNSTAIRS WC Concealed cistern to wc. Handbasin. Window to side.

UTILITY ROOM White shaker style units with solid wood surfaces over incorporating a stainless steel single drainer sink top with mixer tap. Plumbing for washing machine. Electric oven. Door to workroom. Boiler Room with large oil fired Worcester boiler and megaflow hot water tank. Plenty of space for drying clothes.

Door to additional parking area and to the Studio.

FIRST FLOOR

LANDING Halogen downlights to ceiling. Two windows looking into the walled cottage garden. Door to turned staircase to second floor.

MASTER BEDROOM A good double room with low and wide window sill, enjoying views over the front garden to countryside beyond. Chimney breast with built in cupboard adjacent. Door to:

EN-SUITE BATHROOM Charming room with vaulted ceiling. Roll top bath. Original style basin and low level wc. Cast iron radiator. Part wood panelled wall. Velux roof window.

BEDROOM 2 A double room with two painted wood panelled walls. Low level window to the front garden with countryside views beyond. Desk built in to the chimney breast. Door to:

EN-SUITE SHOWER ROOM Rainfall shower head to a tiled and glazed cubicle with folding glazed door. Hand basin with monobloc tap and low level wc. Extractor fan. Feature alcove to wall with timber beam.

BEDROOM 3 A double room with window overlooking the front garden to fields and countryside beyond. Built in wardrobe with hanging space and shelving. Radiator. Wall light point. Door to:

EN-SUITE SHOWER ROOM Tiled and glazed cubicle with folding door. Hand basin. Low level WC. Extractor fan. Recessed spotlight to ceiling.

SECOND FLOOR

Original separate staircases lead to Bedroom six and to:

BEDROOM 5 A large double room with sloped and beamed ceilings and beams to ceiling and window enjoying views over the rear garden and paddock. Radiator. Down-lighters to ceiling. Thermostat for central heating. Door to:

EN-SUITE BATHROOM With roll top bath, original style basin and low level wc. Built-in storage cupboard with radiator.

A narrow original staircase leads to

BEDROOM 6 A charming room overlooking the front garden with large nature pond. Character door with latch. Exposed brick chimney breast.

THE COWSHED

A sympathetically converted cow barn with old wooden beams and tremendous character.

ENTRANCE FOYER Large barn door to a good size entrance. Quarry tiled floor. Radiator. Opening through to:

KITCHEN/LIVING/DINING An open plan space full of character with large posts and beams to ceiling. Kitchen area fitted with shaker style base units with wood work surfaces over incorporating 1¼ bowl stainless steel sink top with mixer tap. Dishwasher. Space for electric cooker. Halogen downlighters to ceiling and stripped wood floor. Opening through to:

LIVING/DINING AREA With attractive French doors leading to a wooden terrace enjoying views over the large nature pond and steps down to the garden area. Two sealed unit double glazed windows allowing plenty of natural light into this area. Radiator. Built in cupboard.

BEDROOM 1 A double room with velux window to the sloped ceiling. Radiator.

SHOWER ROOM Large walk in shower with glazed screen with rainfall shower head and riser. Tiled walls and black slate effect floor with underfloor heating. Contemporary sink unit with dark walnut pull out drawer and monobloc tap. Downlighters to ceiling. Chrome heated towel rail.

SEPARATE WC With low level wc and hand basin. Black slate effect floor. Downlighters.

BEDROOM 2 A double room with window to the driveway area.

Door to:

LOBBY With staircase to landing with built in cupboard.

ATTIC ROOM A good size room with sloped ceilings. Window.

ATTIC STORAGE A smaller room with sloped ceiling.

WORKSHOP/PLAYROOM A large room which links The Cowshed to the main house. Currently used as a workroom but would make an ideal teenagers den or playroom. Door to utility room of the main house.

STUDIO A detached building of timber construction with French doors leading to a studio/workroom with built in desk. Two windows to rear. Door to store which has plumbing for a wc and shower. Door to further studio area of a good size with windows to rear and French doors with matching side panels to the front allowing plenty of natural light into this area. Adjacent garage with double doors.

OUTSIDE

Whitecroft Farm is set in approximately half an acre of gardens which have been landscaped by the current owners to create different areas of interest. A five bar wooden gate leads to the front of the house with attractive lawns each side of a wide flagstone pathway to the front door. A driveway leads past the lawns to the side with terraced wooden flower beds, fruit trees and lawns, with parking area and **GARAGE/WORKSHOP**. A five bar wooden gate leads to the adjacent paddock of just under 4 acres, ideal for those enjoying equestrian pursuits. A delightful walled cottage garden is accessed from the kitchen and drawing room providing a secluded and private area with gravel pathways, raised flower and herb beds and a central flagstone terrace, ideal for al fresco dining and entertaining. A further area of the garden is accessed via wooden steps leading down from terraces off the kitchen and The Cowshed providing an enclosed lawned garden with large nature pond, mature shrubs and bushes and fruit trees. Door to cellar. There is a further car parking area accessed from Sandy Lane providing parking for The Cowshed and The Studio.

COUNCIL TAX Band D Business rates payable for The Cowshed.

EPC E

TENURE Freehold

SERVICES Mains water and electric. Private drainage and delivered oil.



THE COWSHED KITCHEN



THE COWSHED LIVING AREA



THE COWSHED BEDROOM



THE COWSHED SHOWER ROOM



THE COWSHED BALCONY



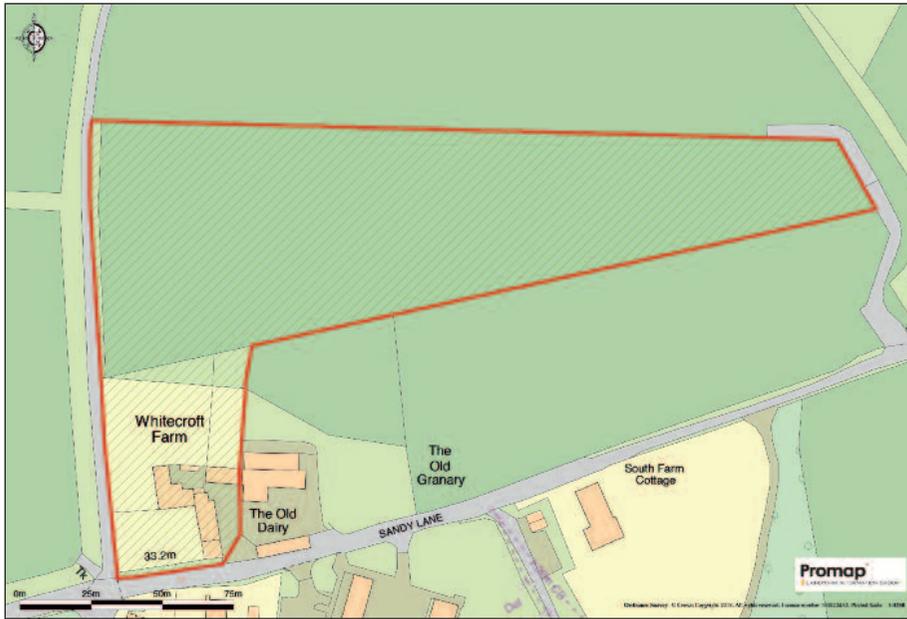
STUDIO

COUNTRYHOMES

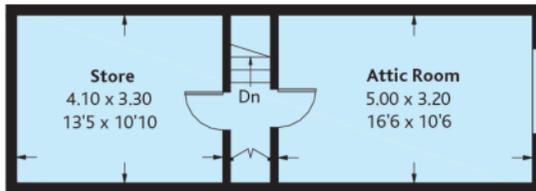
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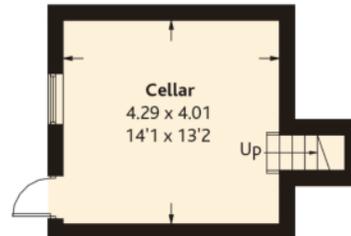
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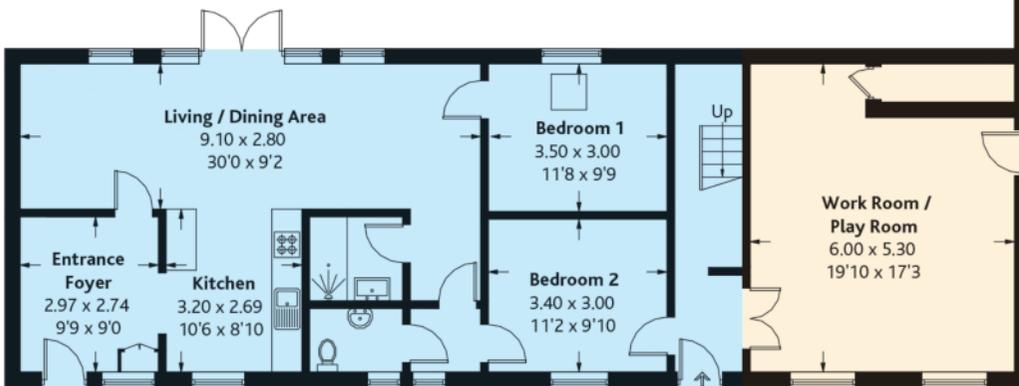
Approximate Gross Internal Area = 403.4 sq m / 4342 sq ft
Studio = 44.1 sq m / 475 sq ft
Total = 447.5 sq m / 4817 sq ft



The Cowshed (Attic)



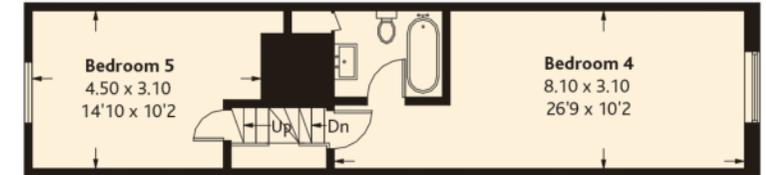
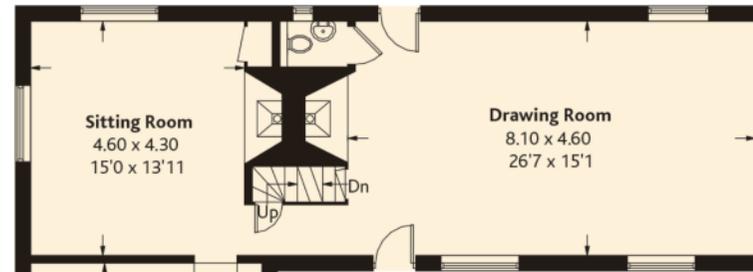
Cellar (Under Sitting Room)



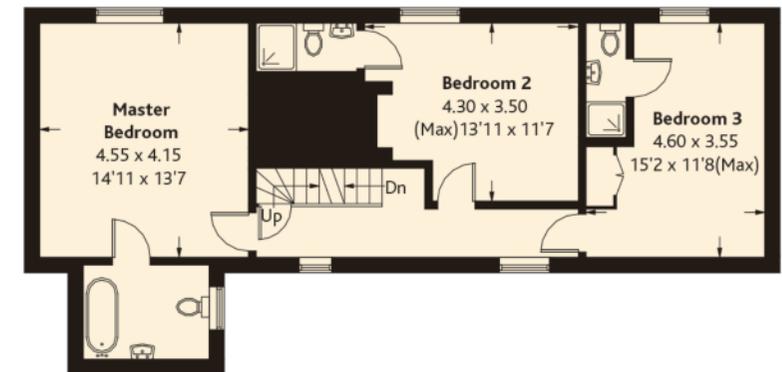
The Cowshed (Ground Floor)

AGENTS NOTES

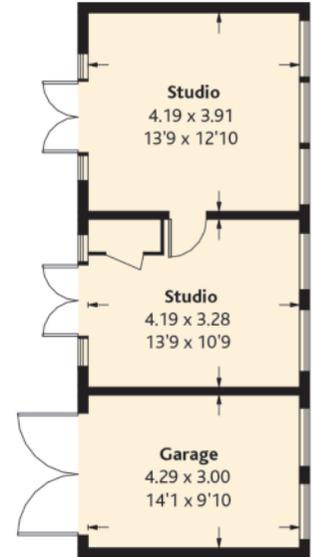
Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of these statements contained in these particulars as to the property are to be relied on as statements of fact. These particulars do not 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. 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 April 2018



Second Floor



First Floor



Studio (Not shown in actual location/orientation)

