

McCarthy
& BOOKER



Berryl Farm Cottages Nettlecombe Lane, Whitwell, Isle of Wight,
Guide Price £895,000



Berryl Farm Cottages comprises four stone cottages set in an idyllic rural location in the midst of secluded South Isle of Wight countryside, two miles from the coast and 5 minutes walk from the village pub. The cottages are currently a very lucrative holiday rental business as well as one cottage being the vendors own home, which is also occasionally rented out. This idyllic row of cottages could continue to be used as an investment source with its own residence, all as holiday lets, long term residential lets, or as a multigenerational living arrangement.

Four delightful 18th century cottages

Parking for multiple cars on site, this idyllic row of cottages could continue to be used as an investment source with its own residence and holiday lets, or long term residential lets or as a multigenerational living arrangement.

Berryl Farm Cottages

Originally the workers cottages for the main farmhouse and land, this row of four picture perfect stone cottages date from the the 18th century. Renovated and improved through a labour of love, these dwellings have kept the charm and character of the time but with all modern conveniences. Throughout the properties there are characteristics of the time, thick walls that give deep window seats in some bedrooms, stripped floors, original or replica internal doors with latch fixings, exposed stone and brick feature walls and log burners.

All rooms are bright and beautifully decorated. The kitchens and bathrooms are all modern with an additional shower and laundry room added to the main house. The decor is in a stylish, contemporary cottage style and is the vision of the current owners who have produced a perfect rural retreat set within glorious countryside.

The business has many return visitors year after year and is advertised as dog friendly, adult and a self contained holiday home. Income figures are available on request.

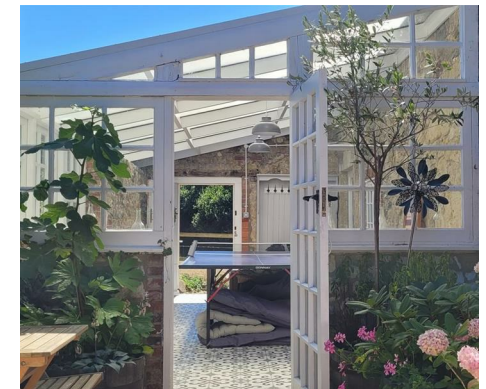
Hedgerow Cottage

The end of terrace cottage that curves around to the garden, past the entrance door that leads into a modern kitchen with integrated oven and induction hob, space and plumbing for washing machine and low level fridge. Sitting room with log burner on stone hearth and open tread stairs to the first floor. The hallway has a storage cupboard and leads to the bathroom with W.C, basin and the bath with over head shower. The double bedroom, with room for kingsize bed, has a window seat and picturesque views out to the countryside.

Fossil Cottage

Leading directly into the sitting room with a log burner on stone hearth and open tread stairs to the first floor.

A modern kitchen with integrated oven and induction hob, space and plumbing for washing machine and low level fridge, door leading to the rear private garden. The upstairs hallway has a storage cupboard and leads to the bathroom with WC, basin and bath with over head shower. The large bedroom, with room for a kingsize bed, has beams and window seat with fantastic views out to the countryside.



[The Bakehouse](#)

Exposed white washed walls are on display throughout this cottage, both downstairs and upstairs, giving a cosy feel throughout the rooms. Entry is directly into the living room, with an open tread staircase, which flows through to the kitchen. A shaker style kitchen with oven/hob and a low level fridge, 'stable door' leading to the rear private garden. The upstairs hallway has a storage cupboard and leads to the bathroom with WC, basin and walk in shower cubicle. The bedroom, with room for a kingsize bed, has an open hanging area and a window seat with superb views out to the countryside.

[Rose Cottage](#)

Beautiful exposed wall and glass entrance room which doubles as a games area with entrances to a private outside seating area and into the main house. Separate dining room, stylish kitchen with many grey wood base units and integral dishwasher all beneath thick oak worksurface, freestanding stove with induction hob. A central island with contrasting blue base units, doubling as a breakfast bar with the same oak surface. Sitting room with multi-fuel burner within recessed chimney breast, stylish shower room with laundry facilities including space and plumbing for washing machine and tumble dryer. Hallway leading up to the three double bedrooms and bathroom with 'metro' tiled area around the bath that has an over head shower, W.C and basin.

[Outside Area](#)

Access is along a track, across fields, leading to the property with a wooden fence around it. Surrounding the cottages are various shrubs, rambling roses and mature plants, with low maintenance stone pavers between shingle. A large workshop is to one side of the cottages and 5 parking spaces for the convenience of the residents and home owner alike. Each cottage has a rear south/east facing courtyard garden with seating and low maintenance planting, divided by fencing that gives privacy and security. Dotted around the perimeter of the buildings are benches and seating areas to make the most of the tranquility as you relax and enjoy the birdsong and peaceful surroundings.

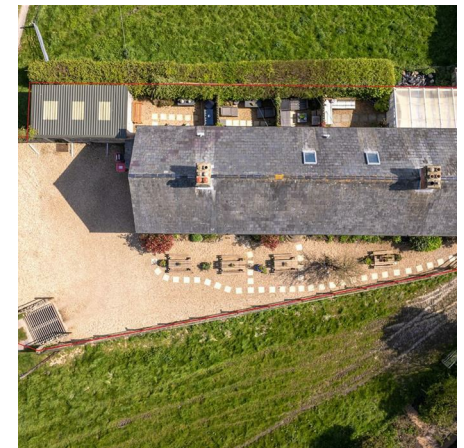
[Whitwell](#)

Historic Whitwell has the honour of having the oldest pub on the Isle of Wight. Recorded as an ale house since 1454, The White Horse pub is very popular for meals and entertainment. Within the village is an attractive 700-year old church, which was original two chapels St Marys and St Rhadegund. Close by is Niton village with post office, food shops and beautiful St Catherine's Lighthouse. 3 miles away is the pretty Victorian seaside town of Ventnor with its own micro climate offering sandy beaches, sub-tropical botanic gardens and local ale.

At close by Nettlecombe Farm (short footpath walk) there are three well stocked fishing lakes (permits available). A 5 minute walk across two fields and stream will bring you straight into the village itself.

Walk to Ventnor using public footpaths leading straight from the cottages with spectacular views. There is easy access on to the footpaths directly outside the cottages which join the extensive Stenbury and Worsley trails near Appuldurcombe, or the West Wight coastal paths, all providing panoramic views.

[Further Information](#)



Tenure: Freehold
Septic tank
All electric heating, no gas on site
Council tax band: Rose Cottage C
EPC: Hedgerow Cottage - E
Fossil Cottage - D
The Bakehouse - D
Rose Cottage - E
Income from holiday rentals available on request

Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

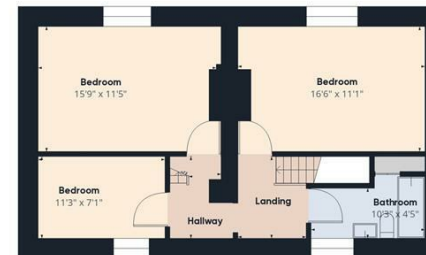
Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Ground Floor



Floor 1