



McCarthy  
& BOOKER

Little Gatcombe Farm Newbarn Lane, Gatcombe, Newport, Isle of





## Equestrian Facilities & Land

This property is perfectly equipped for equestrian use. A large, modern barn houses six generous stalls and includes power and water connections. Across the courtyard, part of the stables have been converted into a practical office, ideal for managing livery or running an equestrian business. Adjacent, lies an open barn and two additional stables—well-suited for tack, feed or additional shelter.

## Little Gatcombe Farm

Tucked away in the sought-after village of Gatcombe, Little Gatcombe Farm is a rare and versatile offering. Surrounded by panoramic rural views in an AONB, the farmhouse is a little over 25 years old and blends comfort with country charm.

## Interior

Constructed in 1999 and thoughtfully designed for flexible living, the farmhouse at Little Gatcombe Farm provides well-balanced accommodation across two floors. A generous porch welcomes you, with space to shed coats and boots after countryside walks. The ground floor includes a substantial triple-aspect sitting room with countryside views and a feature inglenook fireplace housing a wood-burning stove. From here, French doors open into a sizeable conservatory—once a successful tearoom—offering panoramic views over the land and its own independent entrance for guests.

The well-appointed kitchen/breakfast room boasts ample cabinetry, generous workspace and room for a large family table. A separate reception room—currently used as a fifth bedroom—enjoys dual-aspect views and could serve as a formal dining room or home office. Completing the ground floor is a cloakroom/utility space with room for laundry appliances.

Upstairs, four spacious double bedrooms are arranged around a central landing. Three benefit from en-suite shower rooms, while a modern family bathroom serves the fourth. The layout lends itself well to the B&B model or extended family living.

## Exterior

## Little Gatcombe Farm Newbarn Lane, Gatcombe, Newport, Isle of Guide Price





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The enclosed sand school is perfect for training and exercise, while surrounding paddocks offer excellent grazing and turnout options. With direct access to a network of scenic bridleways, the location is a haven for horse riders.

## External Buildings & Grounds

A recently constructed office/storage complements the main residence and presents excellent potential for conversion into a studio or annexe. The property is approached via a wide gravel driveway, flanked by gated entrance and exit points, and provides parking for numerous vehicles—ideal for visiting guests or clients.

The grounds extend to 24 acres in total with formal gardens, mature boundaries, and uninterrupted views across the surrounding countryside.

## Location

Gatcombe is a peaceful and picturesque village located just outside the county town of Newport. A sought-after spot for nature lovers and equestrians alike, the area offers superb riding and walking routes through rolling hills and woodland. Despite its rural feel, Little Gatcombe Farm is conveniently placed within 5 minutes of Newport's amenities and no more than 25 minutes from any point on the Island—including ferry terminals, beaches, and schools.

## Further Information

EPC: D

Council tax band: E

Tenure: Freehold

Mains water - FREE SUPPLY

Water and troughs in all fields

Septic tank

Oil boiler

RPA single payment

## Permissions Granted

Tea room

Livery

Office/storage





Bed and Breakfast  
Sand School

These have been historically successful businesses

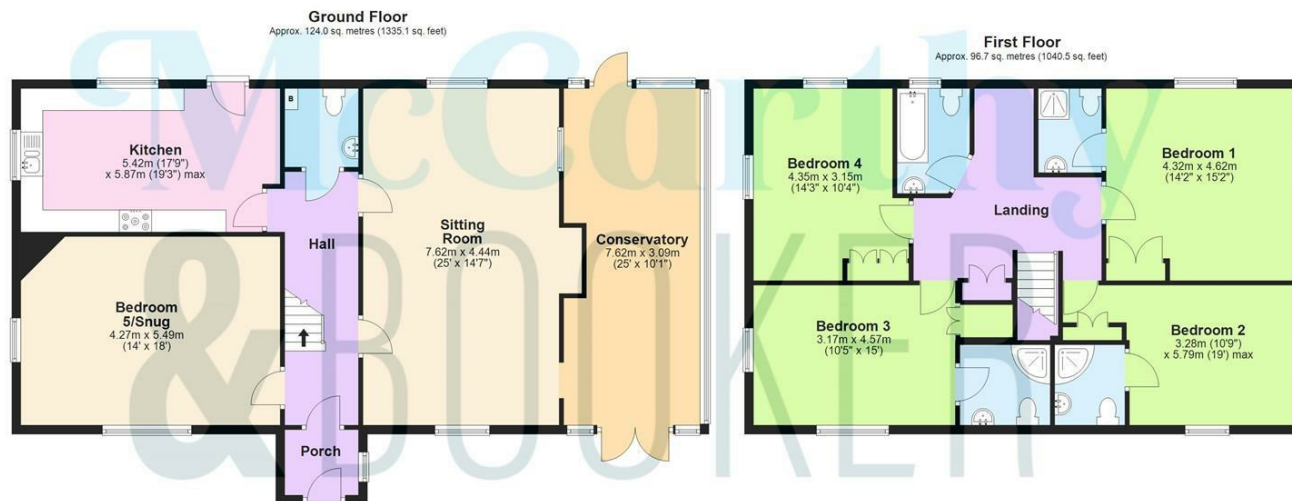
### Viewing

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.



Total area: approx. 220.7 sq. metres (2375.6 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk. Plan produced using PlanUp.

**Little Gatcombe Farm, Newport**