

SPENCE WILLARD



Flatbrooks, Pound Lane, Calbourne, Newport, Isle of Wight

An impressive, stone-built period detached 4-bedroom family home with adjoining paddocks, heated swimming pool (approx. 6.5 Acres) and substantial outbuildings in the heart of West Wight

VIEWING:

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Flatbrooks is a wonderful and spacious country house which has been significantly upgraded over the past few years with the installation of a bespoke Bagshot's kitchen, new heating and landscaping. The property, which extends to approximately 3000 sq ft (excluding outbuildings) is situated on a country lane near to Calbourne and Shalfleet, with no immediate neighbours and all just approximately ten minutes' drive from Yarmouth, Cowes and Newport. The property sits in its own land with an enclosed rear garden, heated swimming pool, two paddocks garaging and large storage outbuilding.

There are a wealth of period features within the house including beamed ceilings and stone fireplaces. The sunrises and sunsets can be outstanding from the property. Nearby is the ferry at Yarmouth to Lymington and wonderful coastal walks around Newtown Harbour (National Trust), which is the only National Nature Reserve on the Isle of Wight.

Understood to have originally been two 18th Century farm cottages on the Swainston Estate, these were combined and extended about 45 years ago to form a well-proportioned L-shaped house with south-facing, enclosed mature rear gardens. The land has road frontage onto both Pound Lane and the Yarmouth/Newport Road and with the gardens and paddocks, all extend to 6.5 Acres (2.63 ha).

Re-roofed about 11 years ago with clay tiles, the first floor was recently remodelled and the bathrooms upgraded with heated floors. The Ground floor has an impressive staircase/entrance hall and three good sized reception rooms as well as truly stunning newly fitted (2023) bespoke farmhouse kitchen with gas fired two-oven AGA with separate electric hob and integrated ovens; all of which are premium brands. There is a large utility / cloakroom, which could also be used as a further bedroom should it be required.



The First Floor has four double bedrooms, two of which have en-suite bath/shower rooms. There is a first-floor balcony running along the western elevation - ideal for enjoying the afternoon sun and spectacular countryside views. There are many period and architectural features including a wonderful and large inglenook fireplace, dormer windows, exposed beams and flag stone flooring.

Shalfleet is a picturesque village on the northwestern coast of the Island lying between Newport and Yarmouth with its mainland link to Lymington. Within the village is a fine old church, primary school, village shop and beautiful walks along the creek to Newtown Harbour.

Newtown is a beautiful place, with a history, beauty and rich variety of wildlife for you to discover. There are some lovely walks in this area and for those who enjoy a mix of history and nature.

GROUND FLOOR

ENTRANCE/STAIRCASE HALL

DINING ROOM/SITTING ROOM with Inglenook Fireplace and French Doors to Garden.

DRAWING ROOM Superb triple aspect room.

SNUG With recently fitted Charnwood multi fuel burners.

SHOWER ROOM/CLOAKROOM with w/c.

FARMHOUSE KITCHEN Very impressive, high-end bespoke kitchen, installed by Bagshots, in 2023.

UTILITY ROOM

FIRST FLOOR

SPLIT LEVEL AND GALLERIED LANDING

MASTER SUITE Bedroom 1 with Shower Room en-suite.

GUEST SUITE Bedroom 2 with Bathroom en-suite.

FAMILY BATHROOM

BEDROOM 3 A wonderful double aspect (north & east) bedroom with fine views.

BEDROOM 4 With a west facing aspect over the surrounding rural countryside.

BALCONY



OUTSIDE

The house is approached from Pound Lane with an asphalt parking area for several cars and with adjoining car ports. The gardens extend to the south and north of the property. They are mainly laid to lawn with a number of mature specimen trees and shrubs, many with lichens indicators of good clean air. There is a paved terrace ideal for dining and a heated **SWIMMING POOL** (2.81m x 11.25m approximately) with decked surround and safety fence. Raised beds have been constructed in the vegetable/fruit garden.

There is a mature pond, fruit trees and a number of poultry enclosures as well as a fine fruit/vegetable cage with raised beds. The bubbling Newtown Brook weaves its way through the paddocks. The principal outbuilding is single storey and is used as a **WORKSHOP/GARAGE** with double up-and-over garage door, a materials store, a tractor shed and brick-built **STORE/TACK ROOM**. It has its own separate entrance from the highway and hard standing. There is electricity and water connected and the sewage treatment plant is nearby offering potential for alternative uses, (subject to obtaining any necessary planning). There is a former tennis court (unused) that is located on the west side of the barn / storage building. This area would make a perfect menage/arena area (planning permission may be required).

The land comprises of 2 paddocks of permanent pasture and which is currently grazed by horses under a license arrangement and will be sold with vacant possession if required. The garden has a number of productive fruit trees. With stunning countryside views towards the nearby north Island coastline, the grounds and paddocks offer an opportunity to 'grow your own' and live the good life.

SERVICES AND HEATING We are informed that the following mains services are connected to the property:-

Electricity and water. Foul drainage is to a 'Tricel' private treatment plant within the curtilage of the property. The heating system is provided by an LPG gas-fired boiler via radiators. This boiler also heats the swimming pool.

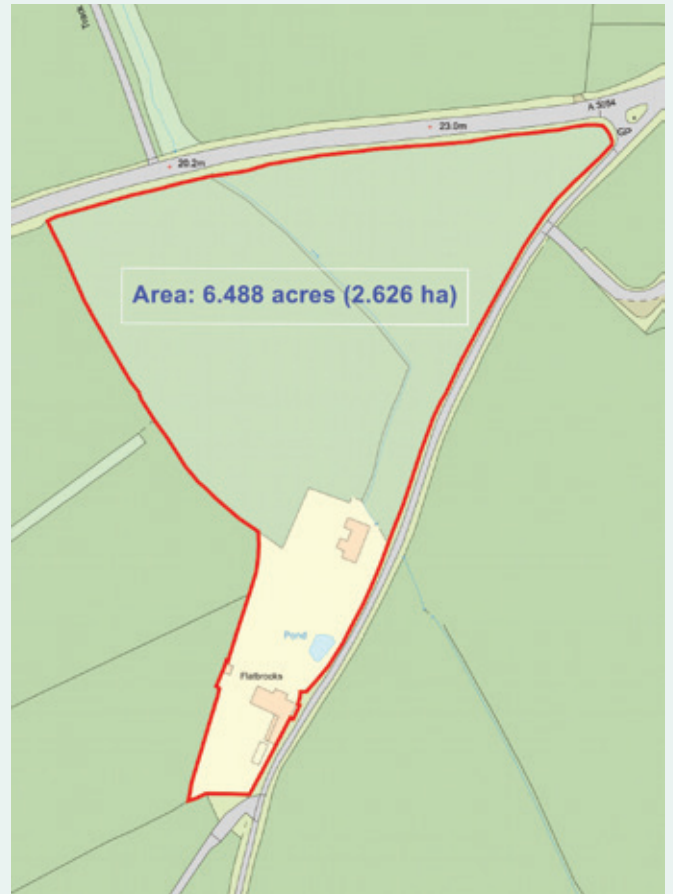
TENURE & POSSESSION, FIXTURES & FITTINGS The property is offered Freehold, with vacant possession on the whole upon Completion.

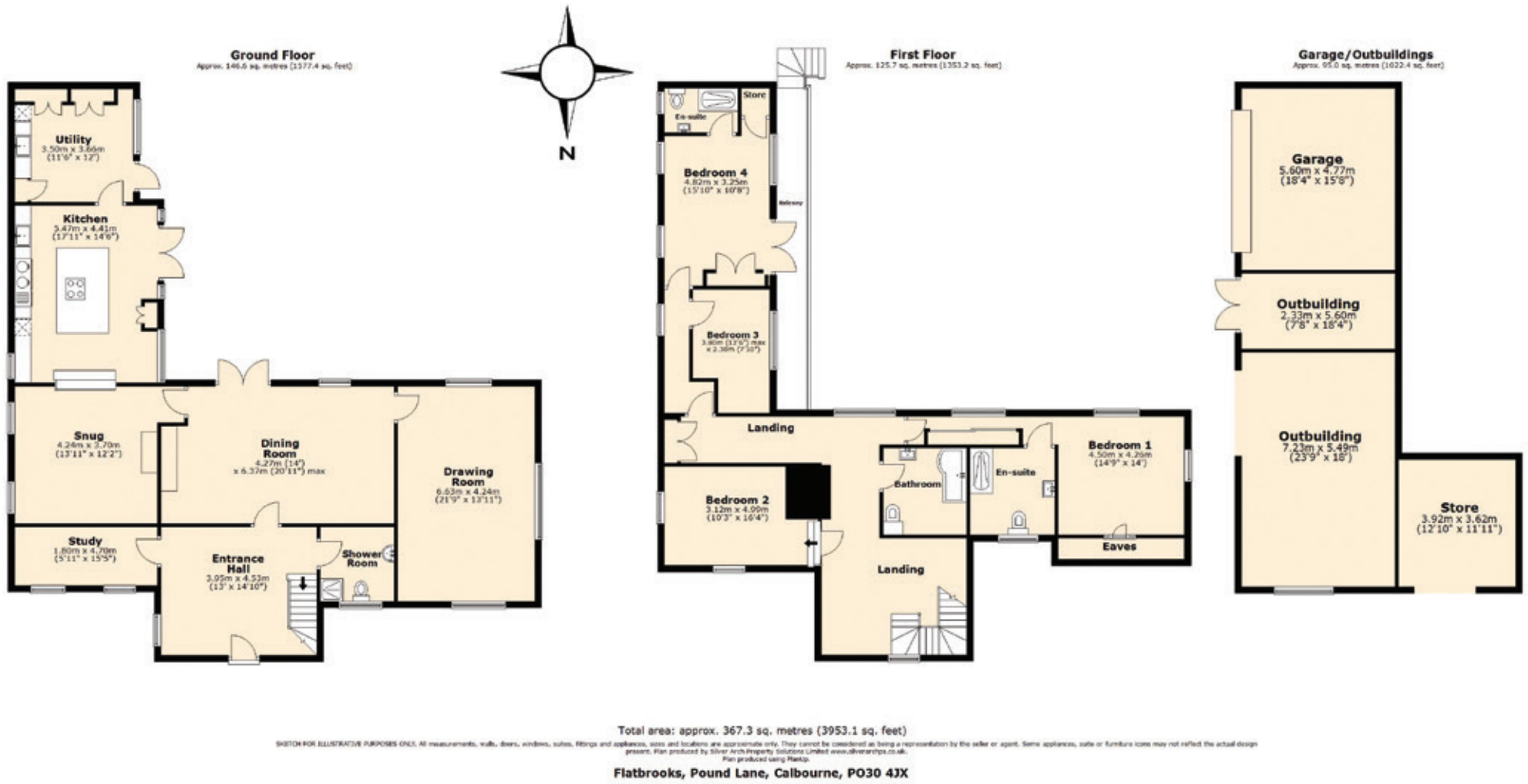
POSTCODE PO30 4JX

COUNCIL TAX Band G

EPC Rating F

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.





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