

SPENCE WILLARD



Homestead Cottage, Newbridge, Isle of Wight

A wonderful, rural detached house offered chain free with a superb range of buildings including an adjacent workshop barn, large timber games room/entertainment complex and a quality modern oak framed garage building for 4 cars – in all around 1 acre.

VIEWING

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Available to the market for the first time in over two decades Homestead Cottage offers a new owner the opportunity to live the good life with a superb range of buildings. The four-bedroom house borders the neighbouring farm and is in an elevated position with fine views down to the Caulbourne Stream, across spacious level lawns and a small paddock with majestic willow and oak trees, extending to about 1 acre (0.401 ha) in total. In the winter there are long range views through the trees to the surrounding countryside. The garden is split in the middle with a ha-ha retaining wall meaning there is masses of useable lawned area.

The property offers spacious accommodation with an attractive aspect and a substantial area of quality covered buildings. The house itself benefits from features such as a large and recently constructed conservatory with lovely views over the garden and fields beyond, electric aga, kitchen, custom-made peg-jointed French oak stairs, air conditioning in the principal bedrooms and a fabulous level lawn beneath the house.

Homestead Cottage offers a large farmhouse style kitchen from which there are great views across the large and well landscaped plot. The extra-large aga (available by separate negotiation) has been converted to electric and there are granite worktops with a large larder. The positioning of the large butler's sink offers fine views across the garden.

There are four bedrooms, a good-sized sitting room with wood burner, utility room and a further storage room. Two of the bedrooms have extensive built in wardrobes. A recently fitted shower room (with power shower) has been installed on the first floor and there is a large bathroom with a power shower on the ground floor.

Newbridge is a short drive from the harbour-side town of Yarmouth which has a good range of amenities, harbour facilities and a regular vehicular ferry service to Lymington.

Outside

The property has two vehicular access points from the driveway. There is plenty of concrete apron for parking. The garden is mainly laid to lawn which has been professionally treated to ensure a superb lawn, in addition there is a small paddock. There is an EV (electric vehicle) charging point located on the north side of the house. Homestead Cottage is positioned on the periphery of the sought after village of Newbridge – a quiet settlement within the rolling countryside of West Wight. There is close-by access to miles of countryside and bridleways.

Games Room/Entertainment Complex Building

Within the grounds is a substantial detached timber building connected to all services - LPG gas heating & water heating system (Worcester Boiler), double glazing, water and a WC. This large building extends to around 106 sq. m of internal area. There is a bar area, with kitchenette. This building was constructed by Lushington Buildings from Wootton, Isle of Wight. The building can be used for a variety of uses such as a granny annexe, holiday let, rental cottage, etc. (subject to planning permission for change of use).

Oak Car Garage Storage Building

A high quality and recently constructed, oak framed, and larch clad, with water (corner sink), power. 4 sets of doors with parking for 4 cars – one of which opens electronically. In front of this building is a concrete apron for external car parking.

Barn Workshop

Located on the southern side of the house is this former farm barn. It is large with two double doors, both over 3m high and makes a perfect workshop with space for multiple vehicles/plant/boats/etc. The floor is concrete, and there is single phase electricity, light, sink and work benches. The main workshop room has two garage doors. Adjoining this are two further rooms with their own access from the concrete standing and there is another store room to the side – perfect for keeping the lawn care equipment inside. There is a two-post vehicle lift and a full-length electric chain hoist both by separate negotiation.

Workshop/Garage

Constructed by Lushington Buildings, this is currently laid out as a workshop with power and benches. There are double side doors and a pedestrian door.

Services

LPG gas – installed underground. Private drainage. Mains water and power serve the property.

Council Tax Band E.

EPC Rating F.

Post Code PO41 0TZ.

Viewings Strictly by appointment with the sole selling agents, Spence Willard.





Games Room, Bar & Cinema Room

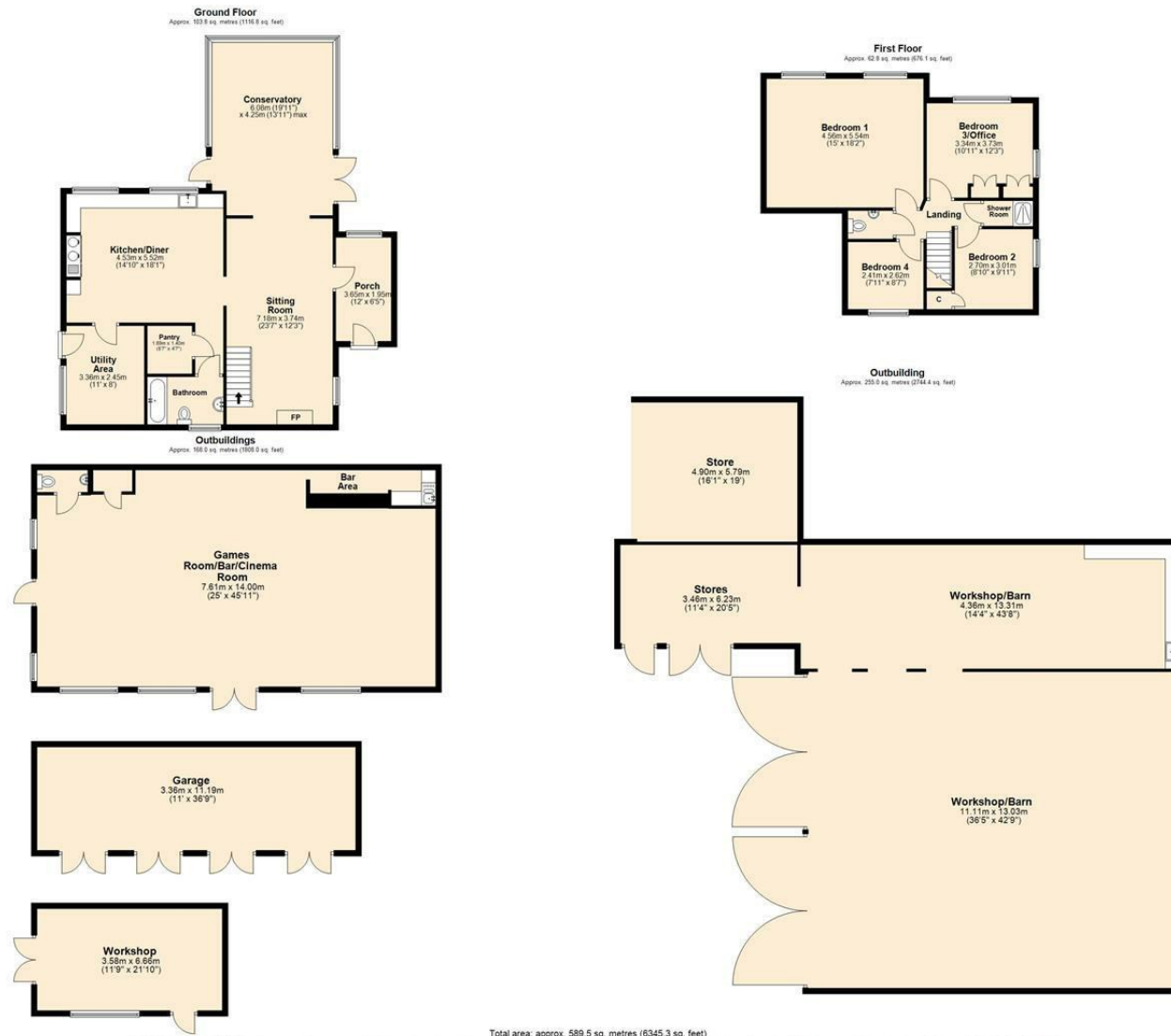


Garage



Workshop/Barn





Homestead Cottage, Caulbourne Lane, Newbridge

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