

SPENCE WILLARD



Little Pitt Place, Brighstone, Isle of Wight

A truly impressive and well-presented Grade II Listed, stone house situated within the Isle of Wight National Landscape (IWNL) (formally known as the Area of Outstanding Natural Beauty) with a magnificent well stocked garden, stunning coastal views, including the adjoining fields and a quality stable block, extending to 9.2 Acres (3.72ha) in all.

VIEWING:

YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK



Little Pitt Place dates from the 15th century and is one of the most sought-after rural properties on the Island. It is a truly exceptional and pretty homestead with excellent access for hacking out up onto The Downs and walking into the beautiful surrounding countryside. The property has been painstakingly and sympathetically restored/ upgraded over the last two decades which has delivered a stunning offering and has an abundance of character features.

The house is surrounded by its own land approximately 1 mile from the coast with an elegant garden at the rear leading up to around 9 acres of paddocks with a range of outbuildings – from the top of this land are fine, long-range sea & country views across the English Channel. The land is Graded as Grade 3 ‘Good to Moderate’ and it is self-draining with an element of sandy loam, which is well suited for horse and livestock usage. There is a high-quality stable block which was constructed by a New Forest based specialist and has power & water. There is a further storage barn at the top of the fields.

The 4-bedroom period property is packed full of history and benefits from majestic, exposed ceiling and historic wall beamed panelling, inglenook fireplaces, attractive bespoke windows and good sized rooms with plenty of natural light. Each bedroom has a sink and there are two family bathrooms and a shower room on the ground floor; there are three W.C. ‘s in the house. The principal bedroom is large and offers a double aspect (south & west) with commanding sea & country views.

The property has been neutrally decorated with an attractive aga (converted to electric), and the kitchen that leads off into a large utility room with door to the garden. The ground floor is well configured with a good-sized sitting room, dining room, a large and light hallway and study/studio. From the first floor there are wonderful sea views



and striking country views across land belonging to the property and surrounding National Trust owned land of The Downs.

It is the perfect property for those seeking the countryside lifestyle and offers fine country and coastal views from its elevated plot on a gently south facing, sunny slope. The garden has been intelligently laid out with a wide selection of mature trees and topiary and offering various spaces to enjoy different aspects of the property. There are levelled terraces, smart box hedge rows, vegetable garden and brick paths. The grounds at Little Pitt Place are exquisite and have been planted with careful thought to be relatively low maintenance. This is a wonderful opportunity for a new owner with green fingers.

Situated in a highly sought-after position within the Isle of Wight National Landscape, a short drive from Brighthorne with its range of services including a shop, pub, primary school, doctors' surgery, church and café. Furthermore, the hamlet of Brook is close by, with access to miles of sandy surfing/walking beaches and the famous Jurassic & Heritage Coastline. The historic Georgian harbour town of Yarmouth with its mainland regular ferry link is within 15 minutes' drive as is the administration town of Newport with a wide range of services.

OUTBUILDING

The current owners obtained listed building consent under the reference code P/01146/03 to construct a high-quality **STABLE BLOCK**, which comprises of 3 large stables and substantial tack room/feed store (could be more stabling). This was constructed by a company from the New Forest and benefits from plenty of natural ventilation, large concrete apron/yard, large roof overhang. It has mains power and water. There is a large tin **BARN/LIVESTOCK SHELTER** which is at the East corner of the fields in an elevated position and offers panoramic views. There is a south facing, high quality **GREENHOUSE** with power and shelving, which has a solid concrete slab wall along the north side. An attractive **SUMMERHOUSE/ TOOL SHED** is located at the northern end of the garden.

LAND AND GARDENS

The formal garden is located on the eastern side of the house which has defined sections with a large open level lawn at the rear. It is a private garden and offers fine sea views from the top to the south and across the land within the curtilage to the north. There is approximately 9 acres of fenced paddocks alongside the property, which enjoys access from the stable yard area and also from the front garden. There is also road access in front of the house into the fields. There is bespoke/high quality metal estate fencing which delineates the front garden with the western paddock.





SERVICES Oil. Mains water & power. Private Drainage and a well that is opposite the front door serve the property. The paddocks are served with water.

TENURE & POSSESSION Freehold.

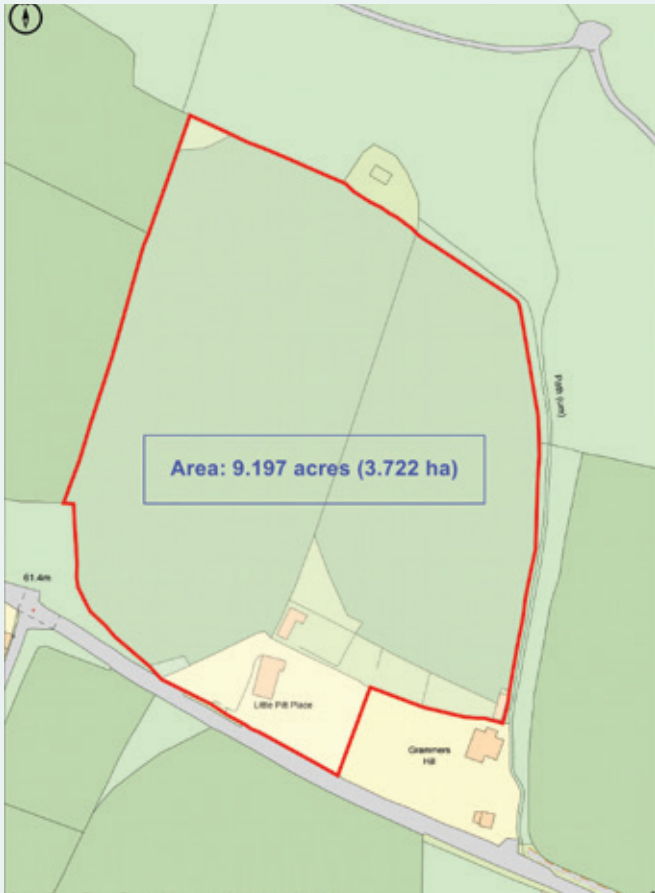
PLANNING The property is inside of the Isle of Wight National Landscape (formally known as The Area of Outstanding Natural Beauty). The property is Listed Grade II. There are no rights of way through the property.

COUNCIL TAX Band G

POSTCODE PO30 4DZ

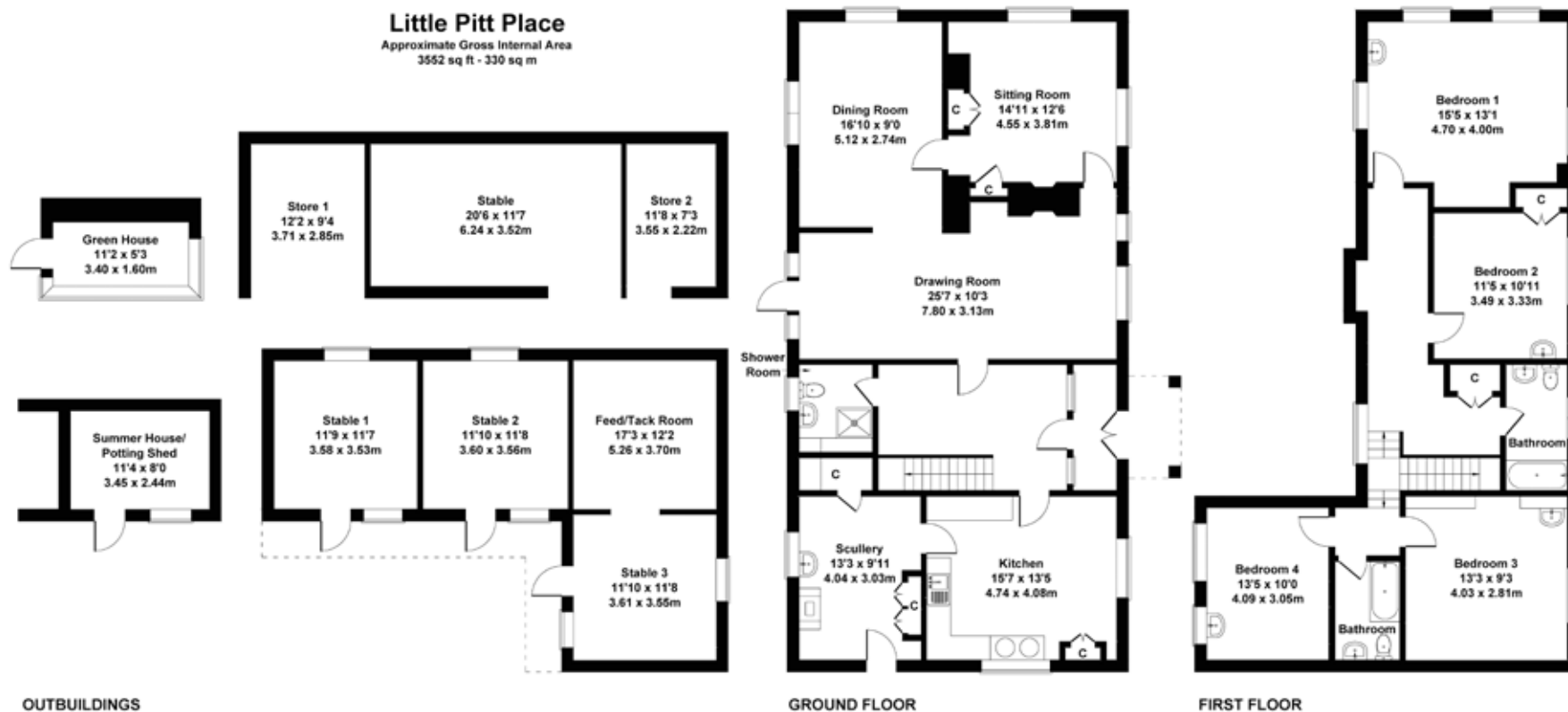
VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.





Little Pitt Place

Approximate Gross Internal Area
3552 sq ft - 330 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements wall, door, window, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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