

SPENCE WILLARD



Lower Dodpitts Farm, Ningwood, Isle of Wight

A wonderful, period, 5-bedroom farmhouse with extensive living accommodation with an abundance of character, a modern kitchen extension, annex, quality outbuildings and a paddock - extending to approximately 4.51 acres (1.82 ha)

VIEWING

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This exceptional detached farmhouse offers a new owner a fabulous opportunity to live 'the good life' with an impressive selection of outbuildings, a self-contained annex and a paddock located to the south of the main house. A large vegetable garden, potting shed and polytunnel. Lower Dodpitts Farm is a 17th Century farmhouse (not listed) and originally a working dairy farm. The house has had numerous additions throughout its existence which has created a house of good proportions. There is UPVC double glazing throughout.

Lower Dodpitts Farm has been improved and extended over the years and now offers a significant semi-rural package located in a desirable position between Newport & the harbour town of Yarmouth. The Islands only National Nature Reserve at nearby Newtown is located within a few minutes' drive of the property and has harbour/mooring facilities.

The main house benefits from 5 bedrooms and 2/3 sitting rooms, one of which measures an approximate 8 x 7m and is an extension to the main house. All 5 bedrooms have EN-SUITE facilities and there is good provision of well-thought-out built-in storage. The current owners have added a stunning KITCHEN/DINER off the western elevation of the house and has access out onto a TERRACE with an OUTDOOR KITCHEN to enjoy the evening light and there is a further oak framed SITTING ROOM addition with plenty of glass letting in natural light. The main SITTING ROOM is a stunning double aspect room with a large wood burner linking through to the MUSIC ROOM next door.

The farmhouse itself is set in nearly an acre of grounds, which leads through to an attractive 4.5-acre (approximate) Paddock with an adjoining pond. The house benefits from porcelain floor tiles and underfloor heating (powered from a modern air source heat pump) and there is an oil-fired Rayburn. The bespoke kitchen has features such as rare American Walnut worktops, Belfast sink, 11/2 bowl sink, double oven, single oven, 5 burner LPG hob with Smeg extractor over. There is low level mood lighting and plenty of windows to make this a fabulous room for cooking and entertaining. Doors open out onto the private terrace with an outdoor kitchen building.

The property has a range of quality outbuildings including an oak framed TRIPLE GARAGE building with a ONE BEDROOM ANNEX over with its own external staircase. The annex has its own kitchen, shower room, bedroom, and large sitting room with skylight windows. Planning permission has been granted to convert the ground floor into additional living accommodation, reference 24/00028/HOU. Included in the sale is a mobile home. In addition, there is a garage for 2/3 cars, which also makes for an excellent WORKSHOP. There is plenty of car parking on a gravelled surface and formal lawns on the north, south and west side of the house. Outbuildings include, woodstore, workshop with double door entrance.

Services

Power and water are connected to the property. There is private drainage by way of a system septic tank.

Tenure

Freehold.

Council Tax

Band F.

EPC Rating

D.

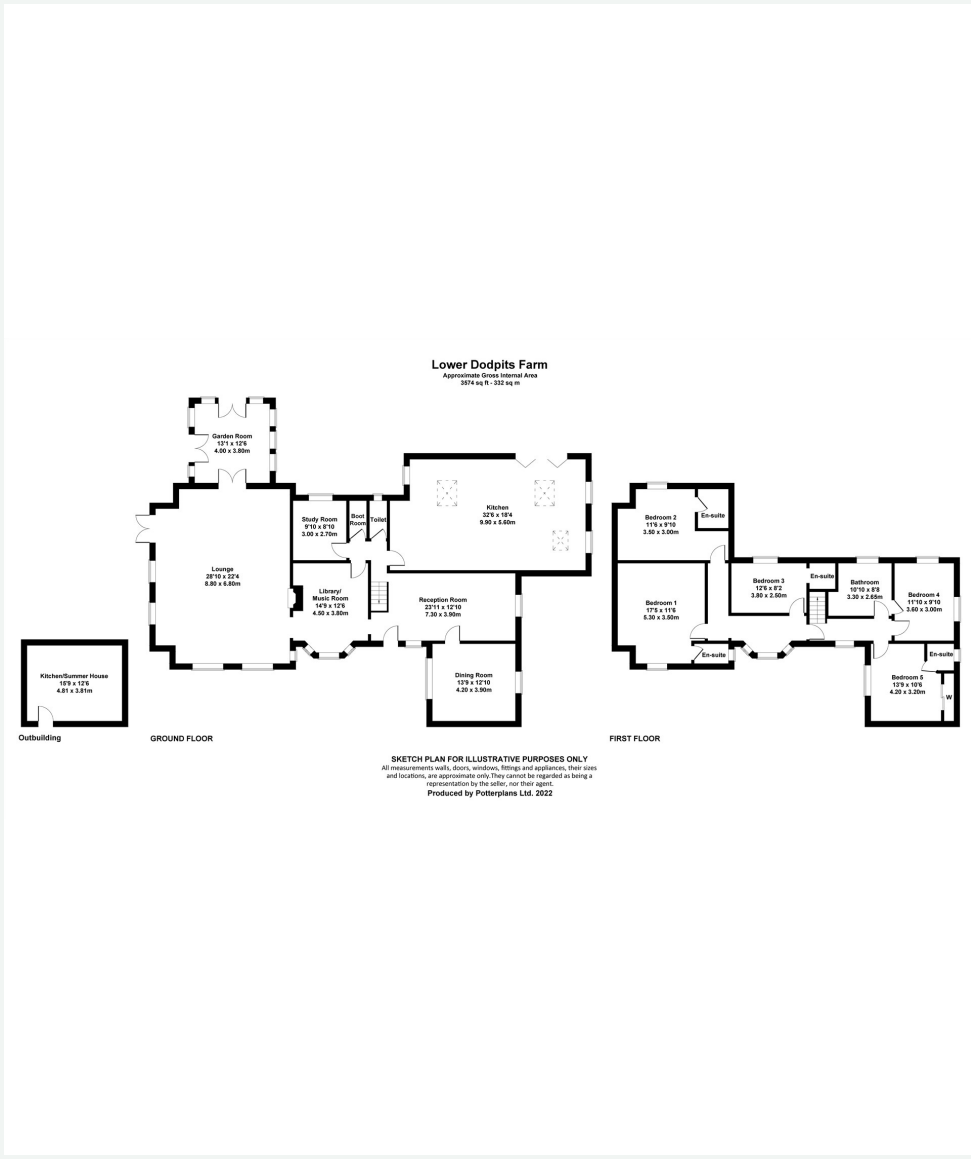
Postcode

PO30 4NH

Viewings

Strictly by prior appointment with the selling agents, Spence Willard.





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