



Guide Price £395,000

LITTLE DUXMORE FARMHOUSE, ROWLANDS LANE, HAVENSTREET, PO33 4DF



## **EMBRACE A LIFESTYLE SURROUNDED BY NATURE!**

Nestled in a protected Area of Outstanding Natural Beauty within rolling countryside between the rural villages of Havenstreet and Newchurch, this charming early 1900s DETACHED HOUSE has been enjoyed by the same family for many, many years and retains many of the original features and charm. The property is IN NEED OF UPGRADING throughout and offers a great opportunity for a new owner to put their own stamp on. The ground floor comprises sitting room with open fire, separate dining room, kitchen/breakfast room and 2 bath/shower rooms, whilst upstairs offers 4 DOUBLE BEDROOMS. The property features traditional sash windows and is warmed by oil heating. Set within approximately a QUARTER OF AN ACRE of grounds bordered by mature hedging and trees, there is also AMPLE PARKING. Accessed via a long track off Rowlands Lane, the property provides a tranquil setting for those who appreciate the beauty of the outdoors - yet benefit from easy driving distance to the bustling towns of Ryde and Newport, as well as convenience for mainland ferry links. Little Duxmore Farmhouse is certainly a rare find for those seeking a PEACEFUL RETREAT and is being offered as CHAIN FREE.

### **ACCOMMODATION:**

Door into:

### **ENTRANCE HALL:**

Carpeted hallway with stairs leading to first floor. Radiators x 2. Doors to:

### **SITTING ROOM:**

Well proportioned carpeted reception room with sash bay windows. Radiator. Working fireplace with ornate surround. Recessed cupboards.

### **DINING ROOM:**

A second good sized carpeted reception room with sash window. Radiator. Low level built-in cupboard. Door to:

### **KITCHEN/BREAKFAST ROOM:**

Large Kitchen comprising range of fitted cupboard and drawer units with work surface incorporating inset sink unit. Electric cooker point; space and plumbing for washing machine. Linoleum flooring. Windows over looking garden. Doors to Lean-to Garden Room and Inner Lobby.

### **PORCH:**

Dual aspect windows and door to garden. Ideal storage for boots and garden equipment.

### **LOBBY:**

Accessed off the Kitchen, a lobby with space for fridge/freezer. Door to:

### **SHOWER ROOM:**

Comprising fully tiled shower cubicle, wash hand basin and low flush w.c. Obscured window. Extractor. Non-slip flooring.

### **BATHROOM:**

Comprising suite of panelled bath, pedestal wash basin and w.c. with high level cistern. Radiator. Laminate flooring. Wall heater. Part obscured sash window.

### **FIRST FLOOR LANDING:**

Carpeted landing with sash window. Doors to:

### **BEDROOM 1:**

Large double bedroom with sash bay window and superb views of surrounding countryside. Feature fireplace. Access to loft. Timber floorboards.

### **BEDROOM 2:**

A good sized carpeted double bedroom with sash window offering lovely country outlook. Radiator. Another attractive cast iron fireplace. Door to:

### **BEDROOM 3:**

A bright double bedroom with dual aspect sash windows. Radiator. Timber flooring. Small access to loft. Cast iron fireplace with brick surround. Built-in wardrobe. Airing cupboard housing hot water tank. Vanity wash basin.

### **BEDROOM 4:**

Another double bedroom with sash window over-looking nature reserve and surrounding fields. Radiator. Timber floorboards. Attractive feature fireplace.

### **OUTSIDE:**

The property is positioned within a good sized private plot of approximately a quarter of an acre including a lovely sunny southerly lawned garden with assorted mature trees and hedges. A long driveway provides ample off-street parking.

### **TENURE:**

Freehold

### **OTHER USEFUL FACTS:**

Council Tax Band: D

EPC Rating: Tbc

Construction: Standard brick with slate roof

Water/Drainage/Sewage: Septic Tank/Cesspit

Heating: Oil (via Radiators)

Electricity: Mains supply

Flood Risk: Very low

Owners' Situation: No Chain

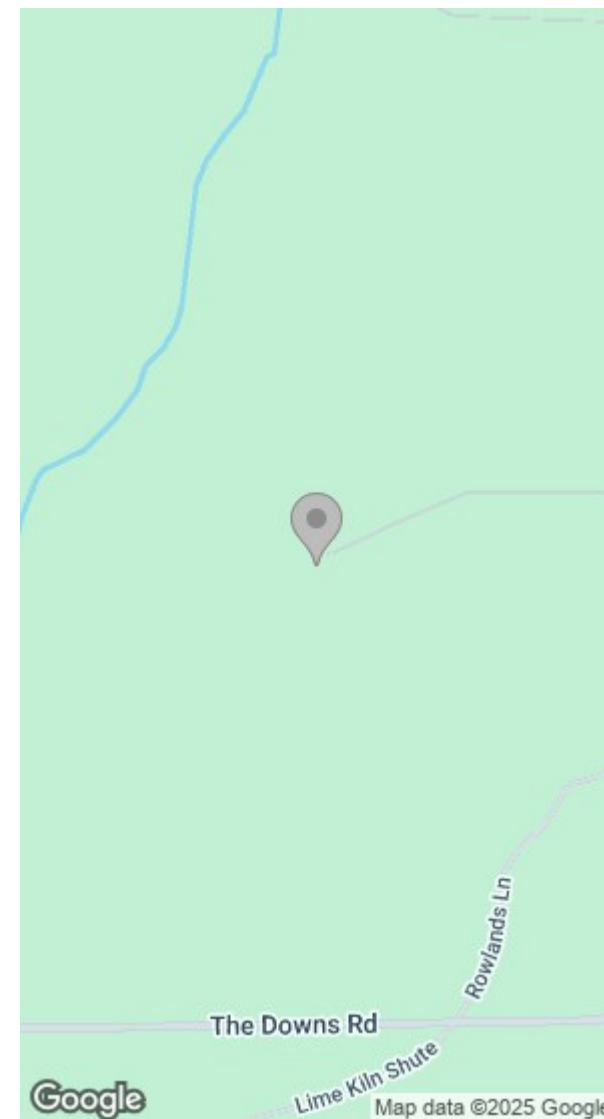
### **DISCLAIMER:**

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
137 sq m / 1474 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
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