



Rowborough House

Bowcombe Road, Shorwell, Isle of Wight PO30 3JD



£865,000
FREEHOLD



Situated within a generous plot, surrounded by countryside, this stunning four-bedroom home has been sympathetically updated and offers a large garage, a three bedroom annex, as well as plenty of driveway parking.

- Detached, double fronted family home
- Two reception rooms and a conservatory
- Situated in approx. one acre plot with paddock
- Three-bedroom annex with investment potential
- Ample driveway parking with large garage and carport
- Four double bedrooms with countryside views
- Surrounded by rural farmland and countryside
- Beautifully updated and maintained throughout
- Countryside, downland, and forest walks on doorstep
- Double glazing and LPG gas central heating

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Nestled into the Bowcombe Valley, surrounded by farmland, this beautifully renovated family home has been well maintained by the owners of ten years who have completely transformed this property into a stylish country home. Built circa. 1930 this characterful home offers fantastic accommodation arranged over two floors including two reception rooms, a conservatory, a country kitchen with an adjoining utility room, four bedrooms, a family bathroom, and a ground floor cloakroom. The property has a versatile layout and could be ideal for a multigenerational family or an investment opportunity, with the added benefit of a separate mobile home annex providing further family or guest accommodation. The property also offers development opportunity with space to extend out or into the large loft space, if required by the new owners (subject to gaining planning consent). Set within approx. an acre of land, the property's garden is mostly laid to lawn and offers a paddock to one side plus an elevated patio area, making the most of the surrounding views. There is ample driveway parking, including an in-and-out driveway plus additional parking, a garage, and a carport to the rear.

Offering a peaceful position within an Area of Outstanding Natural Beauty, the property is situated in the Bowcombe Valley, on the outskirts of Shorwell, enjoying views of the surrounding hills in every direction. The property is situated just a stones throw to a whole network of idyllic countryside footpaths, bridleways, and byways connecting with the island famous Tennyson Trail and Brighstone Forest. A host of local amenities are a short drive to the village of Shorwell including a popular country pub with its freshwater stream, and a recreation ground with a playground. A pretty twelfth-century St. Peter's Church and the historic Northcourt House and Wolverton Manor are also located in the village and offer a host of summer activities and events, including summer fetes and family friendly festivals. Additionally, Rowborough House is conveniently situated for the village of Carisbrooke with its magnificent castle and the county town of Newport which is just under five miles away providing a range of popular shops, restaurants and a cinema. The property is linked to other parts of the Island by Southern Vectis bus route 12, serving Freshwater, Totland and Newport as well as intermediate villages.

Welcome to Rowborough House

A stone path leads up to the porch at the front of the property, plus there is the benefit from an additional access from the rear of the property, through the conservatory.

Porch

6'3" x 4'1" (1.93m x 1.25m)

This handy porch area is accessed through a lovely, characterful wooden door and offers ample space to store coats, shoes and muddy boots from long ambles in the countryside. The space is naturally lit by dual aspect windows and is finished with patterned vinyl flooring. A glazed door leads into the entrance hall.

Entrance Hall

14'6" x 9'1" max (4.44m x 2.78m max)

Featuring a beautiful staircase to one side which accentuates the feeling of space, this wonderful hall benefits from a wooden floor which can be found through most of the property. This space leads to the dining room, kitchen-breakfast room, ground floor cloakroom, sitting room, and to the conservatory.

Kitchen - Breakfast Room

19'11" x 9'2" max (6.08m x 2.80m max)

Situated to the rear of the accommodation with two large windows looking out to the rear garden and surrounding countryside, this stunning country kitchen features a flagstone floor as well as a range of wooden base and wall kitchen cabinets with a stone effect worktop. The cabinets integrate a dishwasher, whilst the worktop integrates a lovely 1.5 sink and drainer. The focal point of the room is a stunning inglenook fireplace which is the perfect spot for a range style cooker, featuring an extractor fan over. There is ample space for a breakfast table to one side, there is a serving hatch into the dining room, plus the space leads through to a generous utility room.



Utility Room

10'11" x 8'5" (3.33m x 2.58m)

Continuing the flooring and cabinets from the kitchen, this handy utility room features a range of base and tall units which provide additional storage. There is a sink to one side, plumbing for a washing machine, and the gas combination boiler can be found here. Flooded with natural light from dual aspect windows to the rear and side, plus the addition of a partially glazed UPVC stable door which opens to the front of the house – a perfect addition for dog owners. A wooden stable door separates the room from the kitchen.

Dining Room

15'2" x 11'4" max (4.64m x 3.47m max)

Also benefitting from dual aspect windows to the side and the front, this fantastic room is currently utilised as a dining room and features an open fire and continues the character of the property. The window to the front is a box style window which maximises the natural light in the space.

Sitting Room

19'9" x 13'6" (6.02m x 4.12m)

Featuring a stunning inglenook fireplace with a cosy log burner, this delightful room is naturally lit by dual aspect windows to the side and a box style window to the front. The room enjoys sunshine throughout the day and provides access to a small snug to the back of the chimney breast.

Snug

9'9" x 7'6" max (2.98m x 2.30m max)

This delightful snug area is ideal for a children's play area, library or reading room, or even as a painting studio. A window to the side allows plenty of natural light into the space.

Cloakroom

4'5" x 4'5" (1.37m x 1.35m)

This handy ground floor cloakroom is equipped with a w.c, and a pedestal hand basin. It is naturally lit by a window to the rear aspect and the space is finished with a rustic wood effect floor tile, and a white wall tiling.

Conservatory

11'6" x 7'2" (3.53m x 2.20m)

Positioned to the rear of the property with panoramic views of the garden, this lovely space enjoys the morning sunshine and features the flagstone flooring from the kitchen.

First Floor Landing

14'9" x 8'11" (4.51m x 2.74m)

Flooded with natural light from the large window to the front aspect, this spacious first floor landing provides access throughout the first floor. The space is carpeted, which continues into each of the bedrooms. The loft can be accessed from here via a drop-down ladder, leading to a large loft space which has potential to further development into additional accommodation (subject to planning) or to utilise as storage space.

Bedroom One

15'3" x 11'4" max (4.66m x 3.46m max)

This generous size double bedroom benefits from dual aspect windows to the front and side which showcase the amazing countryside views across Bowcombe Valley. The room also features a pedestal hand basin in one corner.

Bedroom Two

13'5" x 11'3" max (4.11m x 3.45m max)

Neutrally decorated and also offering dual aspect windows to the front and side, this lovely double bedroom features a pedestal hand basin, with ample space for bedroom furniture.



Bedroom Three

14'8" x 7'7" max (4.48m x 2.32m max)

Situated to the rear of the property, this double bedroom is naturally lit by a window to the rear and a large Velux window.

Bedroom Four

13'6" x 7'6" max (4.12m x 2.30m max)

Currently utilised as a single bedroom, this bedroom also features dual aspect windows to the rear and side with lovely views across the fields.

Family Bathroom

13'1" x 5'6" max (3.99m x 1.68m max)

Fully equipped with a roll top bath, a smart shower cubicle, a w.c, and a hand basin, this fantastic bathroom offers wonderful views from wherever you are stood in the room due to the two windows to the rear. The space also features a radiator with a towel warmer plus there is an extractor, and the bathroom is finished with rustic wood effect floor tiles, and neutral white wall tiles with a decorative mosaic strip.

Annex

Situated in a fantastic, elevated position, at the top of the garden, this brilliant addition to the property benefits from the best views of the surrounding fields and countryside, as well as far reaching views across the valley. A composite veranda can be found stretching across two sides of the mobile home providing plenty of outdoor seating space, and a wooden terrace, ideal for a hot tub. The annex is heated with gas central heating and features its own boiler, has electricity, and connects to the septic tank for the main house. It presents an opportunity for those seeking an investment opportunity or those needing additional space for multigenerational living.

Annex Open Plan Living Area

16'11" x 11'5" (5.18m x 3.48m)

Positioned at the heart of the mobile home, this homely and well-maintained space offers a large sofa, a U-shaped kitchen plus space for a dining table. Flooded with natural light throughout the day from the windows on both sides of the room, a glazed door opens into the space from the veranda. The kitchen space offers undercounter space for a fridge and freezer, plus an integrated electric oven with gas hobs over, and a 1.5 sink and drainer. The window to the side gives an idyllic spot to wash up from with beautiful views across the fields. The space also features an electric fire and leads to the main, en-suite, bedroom at one end, and two further bedrooms and a shower room at the other end.

Annex Bedroom One

9'4" x 7'10" (2.85m x 2.39m)

Featuring a window to the front aspect with lovely views, this double bedroom features built in cabinetry, and an en-suite shower room.

Annex En-Suite

6'1" into shower x 3'10" (1.87m into shower x 1.18m)

The en-suite is equipped with a shower cubicle, a pedestal hand basin, and a w.c. There is a small obscure glazed window to the side.

Annex Inner Lobby

A small lobby to the rear of the annex offers access to a cupboard, two bedrooms, and the shower room.

Annex Bedroom Two

7'6" x 5'2" (2.30m x 1.60m)

Currently set up as a double bedroom, the room has a window to the rear, plus built in cabinetry.



Annex Bedroom Three

7'4" x 5'8" (2.26m x 1.73m)

Utilised as a twin bedroom with built in cabinetry, this room is naturally lit from the window to the side aspect.

Annex Shower Room

4'7" into shower x 4'1" (1.42m into shower x 1.25m)

This space is equipped with a shower cubicle, a w.c, and a pedestal hand basin, plus there is a window to the side aspect.

Garden

Wrapping around the property and measuring approx. one acre, this fantastic garden is mostly laid to lawn with a paddock to the side. The paddock features a hardstanding, a metal gate with access directly to the road, and an additional gate leading to the rest of the garden. The paddock has previously been used for animals or could be integrated as part of the garden. To the rear of the garden, in an elevated position, is a lovely patio space which has wonderful views, a few trees - one with a partially completed treehouse, providing some shade from the south facing position. The front garden offers flower beds, planted with a variety of mature plants but the garden also offers the new owners the opportunity to make their own.

Garage

25'5" x 19'9" (7.77m x 6.02m)

This impressive garage offers a fantastic space to store or work on up to two vehicles. Additionally, it could be utilised for storage or as a workshop. The large electric door offers easy access in and out as well as there being a window to the rear and a door to the side. Attached to the garage is a handy carport.

Parking

The property offers parking for multiple vehicles as well as offering a large garage and a carport. The hardstanding at the bottom of the paddock could also be utilised for parking, if required.

Rowborough House presents a rare opportunity to acquire a fantastic family home, situated within a unique location, surrounded by countryside, offering four double bedrooms, flexible accommodation, and an annex. An early viewing is highly recommended by the sole agent, Susan Payne Property.

Additional Details

Tenure: Freehold

Council Tax Band: F (approx. £3,391.71 pa – Isle of Wight Council 2024/2025)

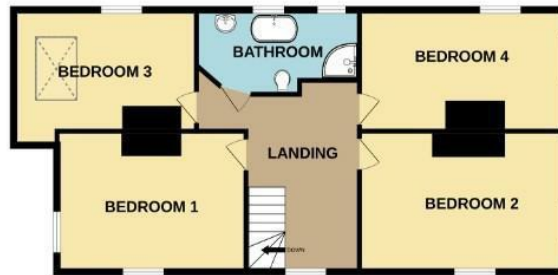
Services: Mains water and electricity, LPG FloGas, private drainage



GROUND FLOOR
1945 sq.ft. (180.7 sq.m.) approx.



1ST FLOOR
866 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA : 2811 sq.ft. (261.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	36	57

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Agent Notes:

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