

# Highwood Barn

Bunkers Lane, Rookley, PO38 3NJ

**£700,000**  
FREEHOLD



Presenting a fantastic opportunity to acquire a unique 18th-century barn conversion with five bedrooms, four bathrooms, three reception rooms, a private rear garden, plus plenty of driveway parking.

- Unique 18th century, detached barn conversion
- Three reception rooms, an office and a conservatory
- Beautiful, private rear garden
- Set back from the road in a peaceful location
- Village amenities and travel links within walking distance
- Five to six bedrooms and four bathrooms
- Substantial family home with potential to make your own
- Ample driveway parking
- Situated in a sought-after village location
- Countryside walks and cycle path on the doorstep

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

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Coming to the market for the first time in 23 years is this unique opportunity to acquire an 18th Century barn conversion, dating back to circa 1780. It is believed that the property housed horse drawn carriages from those travelling across the island whilst neighbouring properties offered accommodation for those that were travelling and for the horses. Having been a loving family home for over two decades, this property offers farmhouse style interiors comprising an entrance hall leading through most of the ground floor providing access to the snug/games room, bedroom four, the study, the ground floor bathroom, living room, and the kitchen which leads through to the dining room, second staircase, utility/shower room, and conservatory. The stairwell from the entrance hall leads up to the first floor of one side of the house which offers three bedrooms and a bathroom. The second staircase from the dining room offers direct access to the main bedroom offering an en-suite, walk in wardrobe, and a spacious landing space. Outside are well established and beautifully manicured gardens which create a peaceful oasis to enjoy, with wonderful sound of country birds. A driveway to the front of the property offers space for multiple vehicles.

Located on the edge of the countryside in a peaceful and tranquil setting, Highwood Barn enjoys a variety of wildlife including woodpeckers, lots of birds and red squirrels which regularly visit the gardens. With a range of footpaths on your doorstep, including a route at the top of the lane that takes you on a delightful short walk to The Chequers Inn, Highwood Barn is perfectly positioned to take advantage of the beautiful surrounding countryside. The property also enjoys the benefits of being part of a small village community with a local shop just a short stroll away, and a post office. Just a short distance from the property is Rookley Country Park with a swimming pool and Newport, with its busy shops, restaurants and amenities is just a short 3.5 mile drive from this quiet location. The area is well served by buses to both Newport and the nearby pretty, coastal town of Ventnor.

### **Welcome to Highwood Barn**

Accessed from Bunkers Lane is the driveway to the property offers parking for multiple vehicles and the front door can be found within the front façade. A couple of steps lead up to the Recessed solid wood front door with glazed panel.

### **Entrance Hall**

Providing access through most of the ground floor accommodation, this space features dado rails, neutral carpets and décor, plus each room is enclosed with a farmhouse style ledge and brace doors. The stairwell up to the first floor landing is located here.

### **Living Room**

Benefitting from a large window to the rear aspect with lovely views over the garden, this wonderful family room offers a gas fire in a cast iron fireplace featuring old tiled inserts at the focal point of the room, and it creates a cosy atmosphere, especially on those cold winter evenings. The décor continues here, plus there is a stunning beam feature on the ceiling.

### **Study**

Occupying a ground floor position with a window to the rear aspect, this fantastic study space offers ample space for office furniture as well as providing access to a large understairs cupboard, ideal for storage. The space has potential to be utilised in a number of ways.

### **Snug/Playroom/Bedroom**

Enjoying sunshine through most of the day from the window to the rear aspect, this fantastic room has previously been used as a games room. The space offers potential to be utilised as a snug, or even another ground floor bedroom, if desired.



#### **Bedroom Four**

Currently set up as a guest bedroom, this fabulous double bedroom benefits from a ground floor position and is perfectly set up for multigenerational living, if required. A window to the front aspect enjoys morning sunshine and views across the driveway and front garden.

#### **Ground Floor Bathroom**

Equipped with a bath, a w.c, and a pedestal hand basin, this bathroom features a dado rail with white wall tiles under, plus there is a window to the front aspect.

#### **Kitchen**

Fitted with a range of base, wall, and tall solid wooden cabinets, this lovely kitchen benefits from undercounter space and plumbing for a dishwasher and integrates a double electric oven to one side. The neutral worktops integrate electric hobs and a lovely 1.5 sink and drainer. The kitchen also benefits from a pantry which is ideal for additional storage, plus there is space for a fridge freezer. A window to the front aspect, above the sink, offers lovely views over the front garden, driveway and beyond.

#### **Dining Room**

In yesteryear was previously a garage but now this fantastic space has been converted into this wonderful dining room which also now provides access to the utility room, conservatory, and the second staircase to the main bedroom. There is space for a large dining table and all the family, plus it offers wonderful wooden floorboards, and a window to the front aspect.

#### **Conservatory**

Conveniently positioned to the side of the property, this conservatory enjoys a southern position with 180-degree views of the side garden. With access to the garden, this space makes for an ideal entrance whilst working in the garden.

#### **Utility/Shower Room**

Providing plenty of space to store coats, shoes, and muddy boots from long ambles in the countryside, this space features a durable terra cotta style tile floor, and leads to a shower in one corner, and a w.c. Additionally, there is space and plumbing for a washing machine and another appliance, if required. There is a window to the rear aspect, which fills the shower space with light. A large walk-in shower can be found in one corner with a wall mounted hand basin.

#### **Cloakroom**

Featuring a traditional style w.c, this handy ground floor cloakroom is essential for any family home.

#### **Secondary staircase to Main Bedroom Suite**

Accessed from the dining room by a wooden staircase is this fabulous landing space which offers access to eaves storage as well as providing potential for additional dressing area, office, or lounging area. There is a Velux window with wonderful far-reaching views towards St Georges Downs, plus access to a small loft space.

#### **Bedroom One**

Brimming with wonderful features from the original barn including wooden beams and a chimney breast, this generous double bedroom offers two Velux windows to the rear, as well as benefitting from an en-suite and a walk-in wardrobe. There is also a small hatch to one end of the room to provide a further exit for emergencies or as a quirky feature for children to enjoy.



### **En-Suite Bathroom**

Comprising a bath, a w.c, and a pedestal hand basin, this spacious en-suite bathroom enjoys wonderful, far-reaching views, across the countryside from the Velux window to the front aspect. The space features a characterful beam and is finished with a mid-level tile surround.

### **Walk in Wardrobe**

Offering a range of hanging space and a shelf, this wardrobe is a fantastic space saving area with space for storage solutions and continues the wonderful beam features.

### **Main First Floor Landing**

Naturally light from the window to the rear aspect, this quirky landing space offers storage as well as access to bedroom two and the up and over staircase to a further two bedrooms and the family bathroom.

### **Bedroom Two**

Featuring a dormer window to the front aspect, this spacious double bedroom enjoys views to the front and features such as dado rails and exposed wooden beams.

### **Bedroom Three**

Currently used as a storage space, this double bedroom offers two Velux windows to the rear and features wooden floorboards and exposed wooden beams.

### **Bedroom Five**

This single bedroom is currently used as a storage room and enjoys a Velux window to the front aspect.

### **Bathroom**

Fully equipped with a bath, a w.c, and a pedestal hand basin, this bathroom has lovely far-reaching views across the countryside and also features wooden flooring.

### **Garden**

Wrapping around most of the property, this beautiful and secluded garden has been well planted and maintained over the years and enjoys a southerly position with sunshine all through the day. The garden is surrounded by mature hedging which not only creates privacy but encourages the wildlife in the garden, including country birds and the island famous red squirrels. A gravel path meanders from the side of the property to the rear of the garden where a large shed is situated. At the centre of the garden is a planted flower bed which separates the upper and lower lawn which is connected by stone steps in a central position. From the back of the garden is a lovely view of the attractive property set within its beautiful gardens. The oil fired boiler is located externally.

### **Parking**

The property presents a large driveway with parking for multiple vehicles. The driveway can be enclosed by a gate, creating extra security and privacy.

Highwood Barn offers a unique and exciting opportunity to acquire a fabulous five-bedroom family home, with potential to put your own stamp on, offering a lovely garden and a large driveway. A viewing is highly recommended by the sole agent, Susan Payne Property.

### **Additional Details**

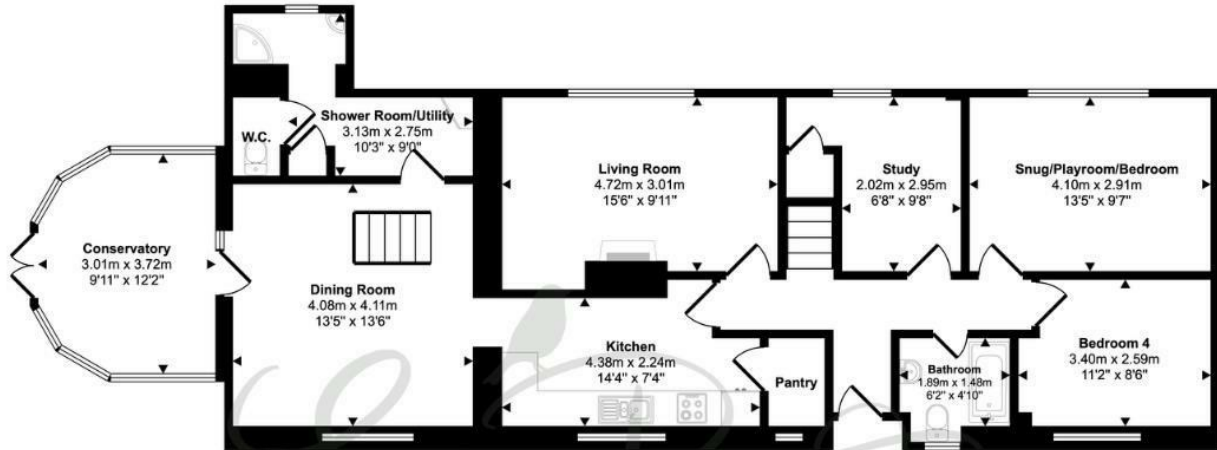
Tenure: Freehold

Council Tax Band: F (approx. £3,302.57 pa – Isle of Wight Council 2024/2025)

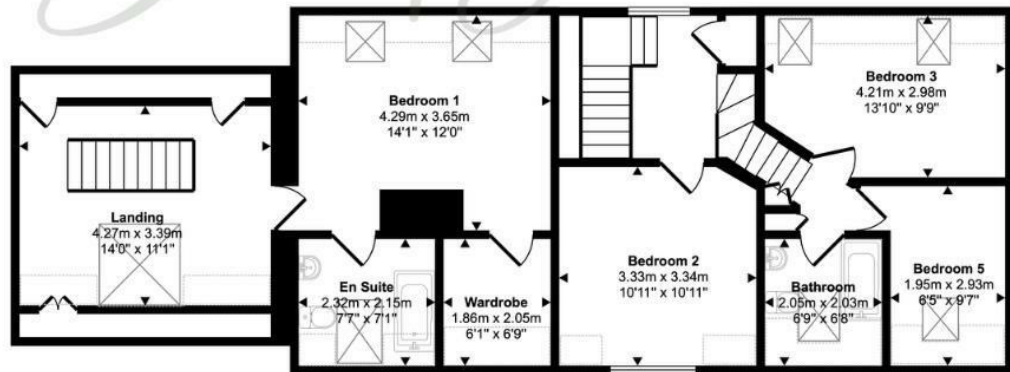
Services: Mains water, electricity and drainage, oil fired central heating



Approx Gross Internal Area  
206 sq m / 2213 sq ft



Ground Floor  
Approx 111 sq m / 1198 sq ft



First Floor  
Approx 94 sq m / 1015 sq ft

Denotes head height below 1.5m

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		
	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		
	41	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

#### Agent Notes:

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