



8 Great Appleford Barns

Appleford Lane, Godshill, PO38 2PN



Set within a peaceful countryside setting, this stunning four-bedroom barn conversion boasts immaculate interiors as well as spacious accommodation with beautiful views and a lovely garden with parking and a garage.

- Characterful and spacious barn conversion
- Generous lounge-diner with a log burner
- Immaculately presented throughout
- Idyllic rural location offering fabulous views
- Short drive to the county town of Newport
- End of terrace positioning
- Large rear garden with views
- Four bedrooms and two shower rooms
- Beautiful countryside walks and bridleways on the doorstep
- Driveway parking and a garage

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



Beautifully maintained and updated over the last 8 years of ownership, this stunning 18th century barn was converted in 2004 to offer spacious and naturally light interiors and makes the most of the beautiful surrounding countryside. The home comprises an entrance hall leading to the living-dining room, the utility room, and the kitchen-diner, which also leads through to the snug. The first-floor landing is accessed from the entrance hall and leads up to four bedrooms, one with an en-suite, and the shower room. Outside, the lovely garden enjoys far-reaching views over the surrounding countryside and enjoys sunshine through most of the day, whilst being mostly laid to lawn. The driveway to the rear of the garden offers parking, plus the garage is located within an en-bloc, just a few steps from the property.

This impressive barn conversion can be found between the picturesque villages of Godshill and Chale in an Area of Outstanding Natural Beauty. Nearby Godshill, with its delightful medieval church, characterful thatched-roof cottages, and a winding main street lined with traditional tea rooms, offers a whole host of amenities, including a local school and doctors' surgery, highly regarded pubs and restaurants, and a range of shops and a post office. The nearby hamlet of Chale Green offers stunning walks as well as the highly regarded Wight Mouse Inn pub and access to the beautiful, rugged coastline that the West Wight has to offer. The county town of Newport is located within a 20-minute drive away and offers plenty of amenities, including bars and restaurants, supermarkets, and a cinema. The rural location offers access to plenty of countryside walks from the doorstep.

Welcome to 8 Great Appleford Barns

Accessed from Appleford Lane along a smart gravel driveway which leads through the properties and around to the back of number 8, where the driveway is located.

Entrance Hall

The bright, spacious hallway boasts an impressive flagstone floor and fresh neutral décor, which continues through most of the property. With a window to the front aspect and a convenient stable door, this space provides an ideal spot to store coats and shoes.

Living - Dining Room

This impressive, comfortable living-dining space contains a magnificent fireplace with a wooden beam, which houses a large wood-burning stove creating a wonderful atmosphere, particularly during the cooler winter months. Two expansive full-length windows, one with a door panel, provide access to the rear garden and flood the room with lots of natural light. There is ample space for both dining and living furniture.

Kitchen - Diner

Enjoying views across the garden and the countryside beyond, this fantastic kitchen space continues the tiled flooring from the entrance hall and offers ample space for a dining table, as well as providing a fabulous kitchen. The kitchen offers a range of kitchen bases and wall cabinets with a neutral worktop, which offers plenty of storage as well as integrated appliances, including a dishwasher and a fridge freezer. The space is semi-open-plan with the snug area at the end of the kitchen.

Snug

Utilised by the current owners as a garden room, this fantastic space could be utilised in a number of ways, including a snug or playroom, or even a formal dining space. With beautiful, vaulted ceilings, this space benefits from dual aspect windows to the front and side, plus there are French doors to the rear, leading out onto a terrace and to the rear garden.



Utility/WC

Accessed from the entrance hall, this handy space is made up of the utility room and also houses a WC. A window to the front aspect fills the room with natural light, whilst the space offers a beautiful Belfast sink with a wooden worktop and under-counter space and plumbing for a washing machine. The oil-fired boiler can be found here as well as the electrical consumer unit.

First Floor Landing

Naturally lit by two Velux windows, this carpeted landing space provides access to four bedrooms, one with an en-suite, and a shower room.

Bedroom One

Boasting vaulted ceilings with characterful wooden beams, this stunning bedroom benefits from two Velux windows to the rear with stunning views across the surrounding countryside and views towards Hoy Monument to one side. The space benefits from a walk-in wardrobe and a generous en-suite shower room.

En-Suite

Fitted with a corner shower cubicle, this lovely en-suite comprises a pedestal hand basin, a WC, and a Velux window to the rear, enjoying lovely views to the West. The space has been finished with neutral wall tiling.

Bedroom Two

Enjoying the afternoon and evening sunshine through the Velux window, this double bedroom offers ample space for bedroom furniture, as well as providing access to an airing cupboard.

Bedroom Three

Finished with neutral décor and carpets, this double bedroom enjoys space for bedroom furniture, as well as wonderful countryside views and natural light from the Velux window.

Bedroom Four

Currently utilised as a single bedroom, this handy space offers versatility to be utilised in a number of ways, including a bedroom, home office, or even as a storage room. The space features characterful ceiling beams, like the other bedrooms, and there is a Velux window.

Shower Room

Finished with neutral wall tiling, this wonderful shower room offers a large shower, a pedestal hand basin, and a WC. A Velux window to the front offers privacy as well as lovely views to the front aspect, towards Stenbury Downs.

Garden

To the rear of the property is a lovely garden with a gravel pathway leading to the back of the garden and to the parking area. The garden enjoys some beautiful established plants and shrubs and provides an ideal area in which to sit and relax, looking out towards the countryside, but in recent years has been sown as a wildflower meadow to encourage the birds, bees, and other wildlife. Two paved patios offer spaces to sit and relax in and take in the afternoon sunshine and the stunning sunsets towards the West.

Parking and Garage

The property provides parking for up to two vehicles on the driveway, plus there is a charming garage, en bloc style, with garage space for a single car or could be utilised for additional storage.

8 Great Appleford Barns presents a fantastic opportunity to acquire a spacious four-bedroom barn conversion set within a truly idyllic lifestyle. A viewing is highly recommended by the sole agent, Susan Payne Property.

Additional Details

Tenure: Freehold



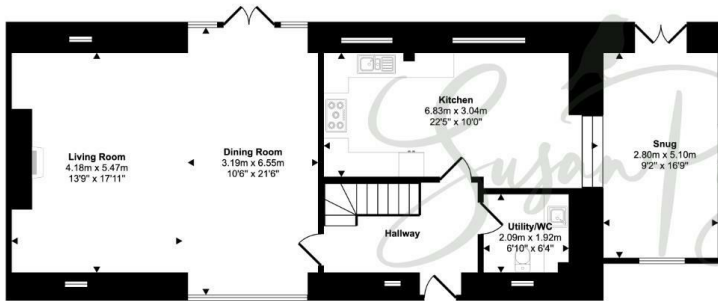
Council Tax Band: D (approx. £2,444.30 pa – Isle of Wight Council 2025/2026)

Services: Mains water, electricity, oil-fired central heating, private drainage

Estate Charges: Approx. £60 per month

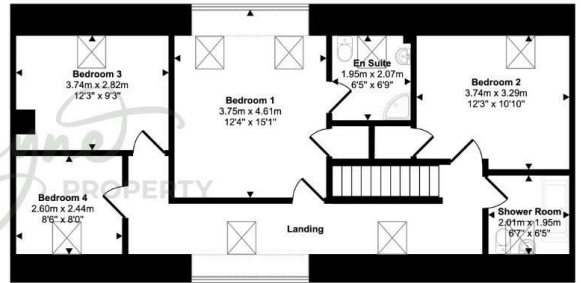


Approx Gross Internal Area
282 sq m / 2172 sq ft



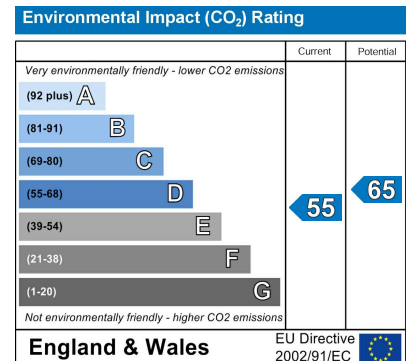
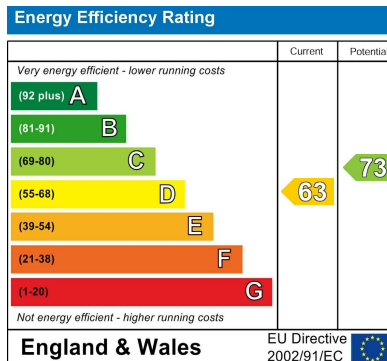
Ground Floor
Approx 112 sq m / 1208 sq ft

Denotes head height below 1.5m



First Floor
Approx 90 sq m / 964 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 Snaggy 360.



Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents.

All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.