

# SPENCE WILLARD



Plough Cottage Steyne Farm, Sandown Road, Bembridge, Isle Of Wight, PO35 5PF

# *A delightful barn conversion filled with character situated on the edge of Bembridge Village occupying a rural position with gardens, outbuilding and covered parking.*

VIEWING

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Formerly comprising a cottage and barn on the Steyne Farm Estate has been expertly converted to provide an attractive and comfortable family home with well-proportioned rooms extending to four or five bedrooms, two bathrooms and an impressive kitchen/dining room and sitting room with wood burning stove. Incorporating a range of excellent additions including wood flooring complimenting original features including period doors, skirting and architraves along with several innovative storage options. Plough Cottage enjoys a private garden and rural outlook overlooking fields and farmland, including a seating area within a former dairy barn and allocated covered parking within the adjacent barn.

Ideally situated at the edge of Bembridge Village, just a short walk to Bembridge Primary School and Steyne Park, the village centre and the coastal paths of Bembridge are also close by. Bembridge Village has a butcher, florist, bakery, delicatessen, fishmonger, coffee shop and farm shop in addition to several further cafés and restaurants. The harbour has two sailing clubs and there are numerous beaches surrounding the village. The Fast Cat providing high-speed passenger links to Portsmouth is located in Ryde approximately 7 miles away.

**Accommodation**  
Ground floor

**Entrance**  
Timber door with large glazed panels opens to a hallway with understairs storage and oak wood flooring throughout the ground floor.

**Kitchen/Dining Room**  
A fantastic farmhouse style kitchen incorporates a full range of undercounter and wall-mounted storage units with wooden worktops, tongue and groove clad splashbacks and space and plumbing for a range cooker with extractor hood over. There is a large stainless steel sink with mixer tap over, space and plumbing for a dishwasher and triple aspect windows overlooking the gardens and courtyard.

**Study/Bedroom 5**  
With enough space for a double bedroom, this room of generous proportions overlooks the garden and could provide an ideal home office or snug.

**W.C.**  
With concealed cistern, wall mounted wash basin and utility cupboard with space and plumbing for a washing machine or tumble dryer. High level hooks for coats and cloaks.

**Sitting Room**  
Steps lead down to a large space with patio doors and window overlooking the courtyard. This is a superb family room with built in Rais wood burning stove and flag stone hearth.

#### First Floor

Carpeted stairs rise to a large galleried landing with plenty of light provided by porthole window and skylight. There is a deep airing cupboard housing wall-mounted Vaillant gas fired boiler and unvented cylinder. The first floor comprises four double bedrooms all incorporating built in wardrobe storage and a family bathroom with panelled bath with shower over, tiled walls and vanity unit wash basin and W.C. The principal suite has tongue and groove clad walls, built in wardrobes and an ensuite bathroom.

#### Outside

Gardens extend to the west with a lawn area lined by box hedge, picket fence and three mature olive trees. There is a terrace beneath an original dairy farm out-building with enclosed storage area to the rear and adjacent a raised bed stocked with Echium, herbaceous plants and shrubs. A communal courtyard within the original farm yard wall is found toward the south east providing an excellent space to sit and enjoy the sun.

#### Parking

There is dedicated parking in the adjacent former dairy barn where there are two spaces for Plough Cottage and additional storage available for bikes.

#### Services

Mains electricity, gas, water and drainage. Heating is provided by a gas-fired boiler and unvented cylinder located in the airing cupboard on the landing and delivered via radiators.

#### Tenure

The property is offered leasehold with a quarter share of the freehold and the common areas including the barn, courtyard and access drive are owned within the Steyne Farm Company, of which the four residents are equal shareholders. Contributions toward fencing, maintenance of the driveways and hedges and insurance is split equally between the four resident shareholders as required when work is needed. The costs in recent years to have been in the region of £400 per house, per annum.

EPC Rating  
D

Council Tax  
Band F

Post Code  
PO35 5PF

#### Viewings

All viewings will be strictly by prior arrangement with the sole selling agents.



## Plough Cottage

Approximate Gross Internal Area  
1604 sq ft - 149 sq m



GROUND FLOOR

FIRST FLOOR

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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