

SPENCE WILLARD



Farm Lane House, Forelands Farm Lane, Bembridge, Isle of Wight



Farm Lane House

FORELANDS FARM LANE, BEMBRIDGE, ISLE OF WIGHT

Set within beautiful private gardens, Farm Lane House is a fine historic family home with the addition of four separate letting units and is close to the beach in Bembridge

FARM LANE HOUSE

6/7 BEDROOMS | 5 BATHROOMS | 3 GRAND RECEPTION ROOMS

GROUNDS

APPROX ¾ OF AN ACRE OF LANDSCAPED GARDENS | OUTBUILDINGS
SUMMERHOUSE | WORKSHOP | GARAGE | SEPARATE ACCESS FOR HOUSE AND ANCILLARY DWELLINGS

SEPARATE DWELLINGS

3 BEDROOM COTTAGE | 2 BEDROOM APARTMENT
2 GROUND FLOOR BEDROOM APARTMENT | 1 BEDROOM HOLIDAY/ INTEGRAL ANNEXE

Bembridge Harbour 2.5 miles | Fishbourne 11 miles
Ryde 76 miles (with high-speed passenger links to Portsmouth, connecting with trains to London Waterloo)
(All distances are approximate)

VIEWING:

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FARM LANE HOUSE

Originally constructed in 1912 and subsequently extended Farm Lane House now provides additional accommodation and letting units overlooking pretty gardens. The impressive house has white rendered elevations beneath a clay peg tiled roof and retains all its original period character from the arched entrance doorways, architraves and timber detailing, now complimented by recent additions, such as a high-specification kitchen and replaced double glazed windows. A particularly spacious family home boasting a range of well-proportioned accommodation over three floors with seven bedrooms and five bathrooms, 3 of which are ensuite. There are several superbly well-proportioned reception rooms with deep bay windows, original flooring and splendid garden outlook enjoyed from all principal rooms. In its current arrangement a one-bedroom holiday let adjoins the house, which could provide an annexe or be incorporated to give additional ground floor accommodation.

WEST WING

Added in approximately 1980 the west wing consists of two additional properties; a two bedroom ground floor and two bedroom first floor apartment, both currently let out on assured short hold tenancies as is the three bedroom cottage, which was part of the original house. These additional properties have their own parking and garden space in a westerly aspect. They are kept in excellent condition and provide a helpful income stream.

GROUNDS

The house sits comfortably within its own private grounds, which enjoy a superb southerly aspect lined with mature trees providing privacy, whilst there are various outbuildings completing an excellent package all around. The stunning gardens wrap around the property giving an excellent feeling of space and opportunity for outdoor dining enjoying the green and colourful outlook, where there is plenty of visiting wildlife, squirrels and birds. Largely laid to lawn, there are various well-stocked beds with an array of colour shrubs and specimen trees, with a mix of Silver birch, purple flowering Rhododendron and Clematis along with areas laid to meadow with wild flowers including Bluebells and Daffodil. To the boundary, which is largely fenced, mature Laurel hedge provides a blanket of green in addition to tall Firs and two magnificent Oaks. Outbuildings include a summerhouse with patio next to a small garden pond and to one side a kitchen garden with raised vegetable beds and greenhouse. A former swimming pool/shed now provides a good size workshop with a detached wooden garage and a large. For parking there is a gravelled driveway to the front of the house and also the separate units, each with their own gated entrance from Forelands Farm Lane.



THE ISLAND

Only 23 miles by 13 miles, and a short sea crossing from the mainland, the Island has a unique atmosphere boasting many attributes, not least of which is its slower pace of life and its own microclimate. It enjoys unspoilt villages and fine seaside resorts with many miles of impressive coastal scenery. With safe sandy beaches, it is a place for sailing, windsurfing and swimming, ideal for both young and old.

TRAVEL

There are many ways of crossing The Solent to the Island. If travelling by car there is a choice of three routes all with frequent services: including, Portsmouth to Fishbourne (45 minutes). If travelling on foot there is a fast and frequent catamaran service from Portsmouth to Ryde (15 minutes) and a similar service from Southampton to Cowes (23 minutes), both connecting with regular mainline train services to London Waterloo. There is also a hovercraft from Southsea to Ryde, taking 10 minutes. To the west of Bembridge village is a small private aerodrome. Southampton Airport is also within easy reach, on the mainland. The Island is an international sailing mecca with many events throughout the season. The most famous is Cowes Week. In addition, there are many premier yacht and sailing clubs including nearby Bembridge Sailing Club and Brading Haven Yacht Club.

BEMBRIDGE

The Village has a good range of small shops for everyday needs, including an excellent fishmonger with freshly caught fish, a coffee shop, a farm shop, a butcher, delicatessen and several good restaurants. A more comprehensive range of shopping facilities is available in the county town of Newport (13 miles) and the nearby town of Ryde (7 miles). Located close to the eastern most point of The Island, Bembridge Harbour has extensive mooring facilities and two sailing clubs and there are wonderful coastal walks and sandy beaches accessible directly from the property. There are shallow beaches, perfect for swimming, kite-surfing and beach-combing.

ACCOMMODATION

Large double doors beneath an archway access a Spanish themed courtyard with tiling offering an ideal sheltered space for outdoor dining or entertaining with further access provided to the house and Mariners Cove (the self contained annexe or holiday letting unit)

ENTRANCE PORCH/VESTIBULE With original Edwardian timber doors with diamond shaped glass inset.

ENTRANCE HALL With tiled floors and plenty of space for hanging coats.

BATHROOM Tiled floors, walls, panelled bath with shower attachment over and wash basin.



INNER HALLWAY/STUDY AREA Original floorboards and bay window overlooking the courtyard. Decorative fireplace and window through to the kitchen.

DINING ROOM Enjoying natural light from its south easterly aspect, this room has an original fireplace with log burning stove, cupboards within the alcoves, spot lighting and dual aspect windows overlooking the kitchen/breakfast room.

KITCHEN A superb contemporary kitchen with glazed extension overlooks the gardens enjoying an abundance of light with a southerly aspect. The kitchen boasts a full range of under-counter and wall-mounted storage units with glass splashbacks, Corian formed worktops, 2 integrated AEG mid level ovens and grill in addition to

an integrated microwave, dishwasher and breakfast bar island with AEG five ring gas hob with extractor over. Space and plumbing for an American style fridge freezer. There is plenty of seating space currently arranged as a snug but could provide a breakfast table for family dining.

SITTING ROOM Occupying a deep bay within the southern elevation of the house, this superb reception space has original fireplace with tiled hearth and red enamel painted log burning stove, picture rails and garden outlook.

FIRST FLOOR A wide staircase with hand carved rail rises to a half landing onto the first floor and incorporates four large double bedrooms and three bathrooms. Each bedroom has its own unique

garden outlook with large bay window offering plenty of light. The principal suite has triple aspect windows with glorious views, built in wardrobe storage, access to a south facing balcony and modern ensuite bathroom with walk-in shower, vanity unit wash basin, heated towel rail, bidet, W.C. and a further dressing room with substantial hanging and shelved storage.

SECOND FLOOR A further staircase with hand carved banister rises to the top floor which offers a further three spaces, two of which are ideal bedrooms and a cloakroom with vanity unit wash basin, bidet and W.C.



ANCILLARY DWELLINGS

MARINERS COVE (SELF CONTAINED HOLIDAY LET/ANNEXE)

Accessed from the front courtyard, this one bedroom ground floor annexe provides an income as an attractive holiday let flat, but could be reconnected to the main house as ancillary accommodation.

QUARTER DECK A generous sized three bedroom property arranged over three floors on the northern corner of the property enjoying its own enclosed garden.

FARM LANE APARTMENT A two bedroom apartment has a spacious entrance hall, open plan living area, fully equipped kitchen and bathroom.

KNOTTS LANDING Situated on the first floor with its own entrance this two bedroom apartment has a double bedroom, bathroom, kitchen and open plan dining and living area.

TENURE

The property is offered Freehold

SERVICES

Mains electricity, water and drainage. Heating for the house is provided by gas fired boiler located in the dressing room on the second floor with pressurised tank and delivered by radiators. Each of the letting units has its own metered services and boilers and are separately rated for council tax. Mariners Cove has electric heating.

COUNCIL TAX

Farm Lane House & Mariners Cove: Rating G

Quarter Deck: Rating C

Knotts Landing: Rating B

Farm Lane Apartment: Rating B

MISCELLANEOUS

Holiday let information and accounts are available by request from the agent.

EPC RATING

Farm Lane House & Mariners Cove: Rating D

Quarter Deck: Rating D

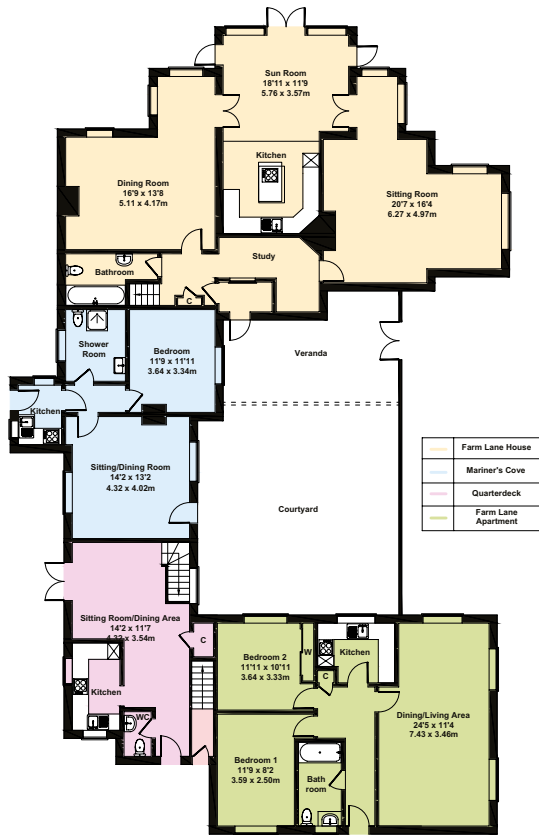
Knotts Landing: Rating C

Farm Lane Apartment: Rating C

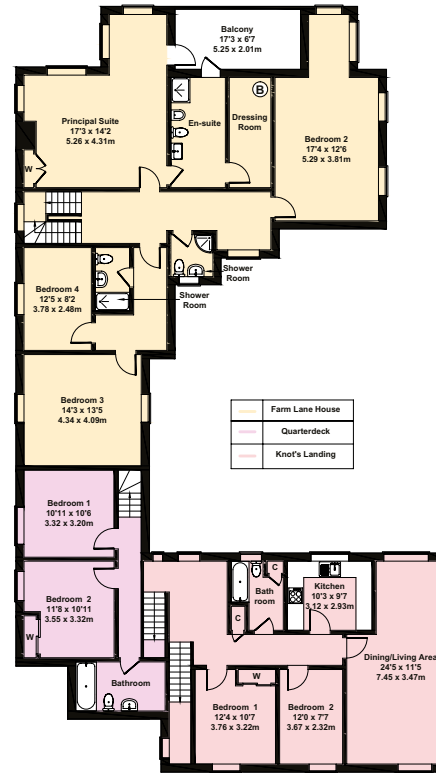
VIEWINGS

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

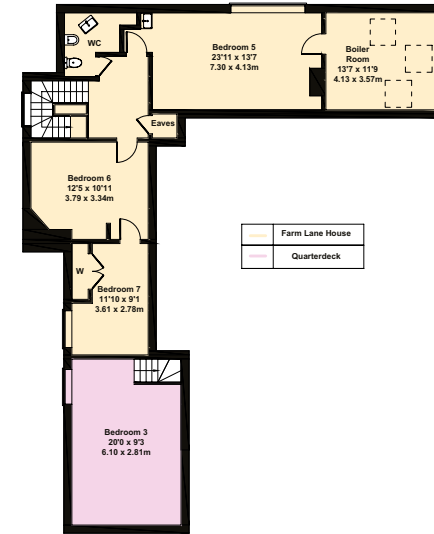
Farm Lane House
 Approximate Gross Internal Area
 Farm Lane House - 3599 sq ft - 326 sq m
 Mariner's Cove - 484 sq ft - 45 sq m
 Quarterdeck - 1070 sq ft - 100 sq m
 Farm Lane Apartment - 1593 sq ft - 148 sq m
 Total - 6662 sq ft - 619 sq m
 (Excluding Balcony/Eaves)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Yellow	Farm Lane House
Light Blue	Mariner's Cove
Light Green	Quarterdeck
Light Purple	Farm Lane Apartment

Yellow	Farm Lane House
Light Blue	Quarterdeck
Light Purple	Knot's Landing

Yellow	Farm Lane House
Light Blue	Quarterdeck

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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