



LUCKETTS FARMHOUSE

Main Road, Bouldnor, Yarmouth, PO41 0XN





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A wonderful, detached farmhouse, situated in the rural location of Bouldnor, five minutes from the harbour town of Yarmouth benefitting from views across its own garden and grounds. As well as the main house, the property includes a large garden, static caravan and a number of outbuildings, in all, the property extends to 1 acre.

HOUSE

Ground Floor

Entrance Porch | Hallway | Kitchen | Utility room
Shower room | Dining room
Sitting room | Conservatory | Bedroom

First Floor

Landing | Two double bedrooms

GARDENS & GROUNDS

Gardens and Grounds | Driveway | Pond | Orchard
Vegetable Plot | Well

BUILDINGS

Static Caravan | Sheds | Summerhouse | Car Port
Workshop | Garage





SITUATION

Lucketts Farmhouse is situated in Bouldnor, a hamlet within a 5 minute drive of the sailing town Yarmouth, positioned on the west coast of the Isle of Wight. The locality offers wonderful nearby footpaths within the Bouldnor Forest Nature Reserve. Reserve and benefits from close by ferry links to Lymington.

The Isle of Wight is celebrated as an international yachting and sailing venue, with the annual Cowes Week Regatta in August attracting competitors from all over the world. A full range of yacht and sailing clubs provide a social hub. There are nearby golf courses including Westridge, St Georges & Shanklin and Sandown Golf Club.

Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education from pre-school to sixth form on a daily, full or weekly boarding basis. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep and there are good feeder links to conveniently located public schools such as Winchester College and St Swithuns' in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Marlborough College in Wiltshire.

The Island is blessed with a number of boutique hotels and restaurants, including The George in Yarmouth, The Royal in Ventnor, The Hut in Colwell Bay and The Smoking Lobster in Ventnor and Cowes.





DESCRIPTION

Lucketts is an attractive 3-bedroom detached farmhouse within its own acre of garden and grounds and offers a comfortable and private family home within close distance to the harbour town of Yarmouth.

Ground Floor

The Farmhouse can be accessed from the front or side of the property. The front entrance welcomes you into a porch via the characterful original door, leading into the lounge and dining room. The dining room provides a good-sized space, showcasing feature beams and an Everhot range cooker (excluded from the sale). The dining room leads you into the kitchen and the ground floor bedroom. The kitchen boasts glorious views across the grounds and provides plenty of unit space for appliances including a larder. The kitchen also

provides access to the second porch area leading out to the garden. The sitting-room is positioned to the west of the house, a spacious room featuring an impressive inglenook gas burner. The room is filled with plenty of sunlight from the conservatory. This is accessed via sliding doors from the lounge, boasting a brilliant view of the garden and grounds with access directly onto the patio. Additionally, the ground floor offers a useful utility room and family shower room.

First Floor

The first-floor benefits from two generous sized double bedrooms and useful landing space. Both bedrooms have wonderful views across the surrounding countryside, garden and grounds. All bedrooms, on the first floor have a useful washbasin.









GARDENS AND GROUNDS

Entering Lucketts you are welcomed by the delightful spacious garden wrapping around the edge of the farmhouse. The house is served by a private gated driveway, offering ample parking for several cars with the addition of its own single vehicle car port. The property benefits from a large level garden, with a separate patio area for seating with a veranda with grapevine. The well laid out garden is filled with wildlife enhanced by a natural pond, well, vegetable garden and BBQ area. The garden has been well landscaped with a range of wonderful, fruit trees including plum, pear, apple and a myrtle tree which originated from the famous Osbourne House.

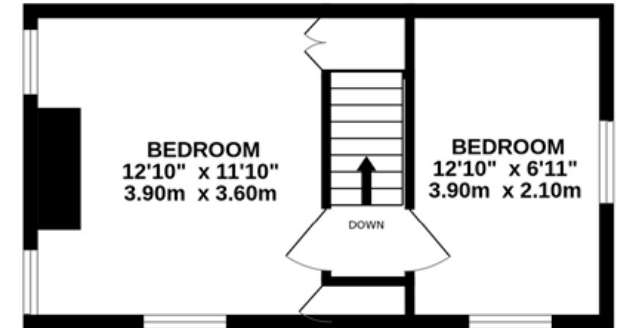
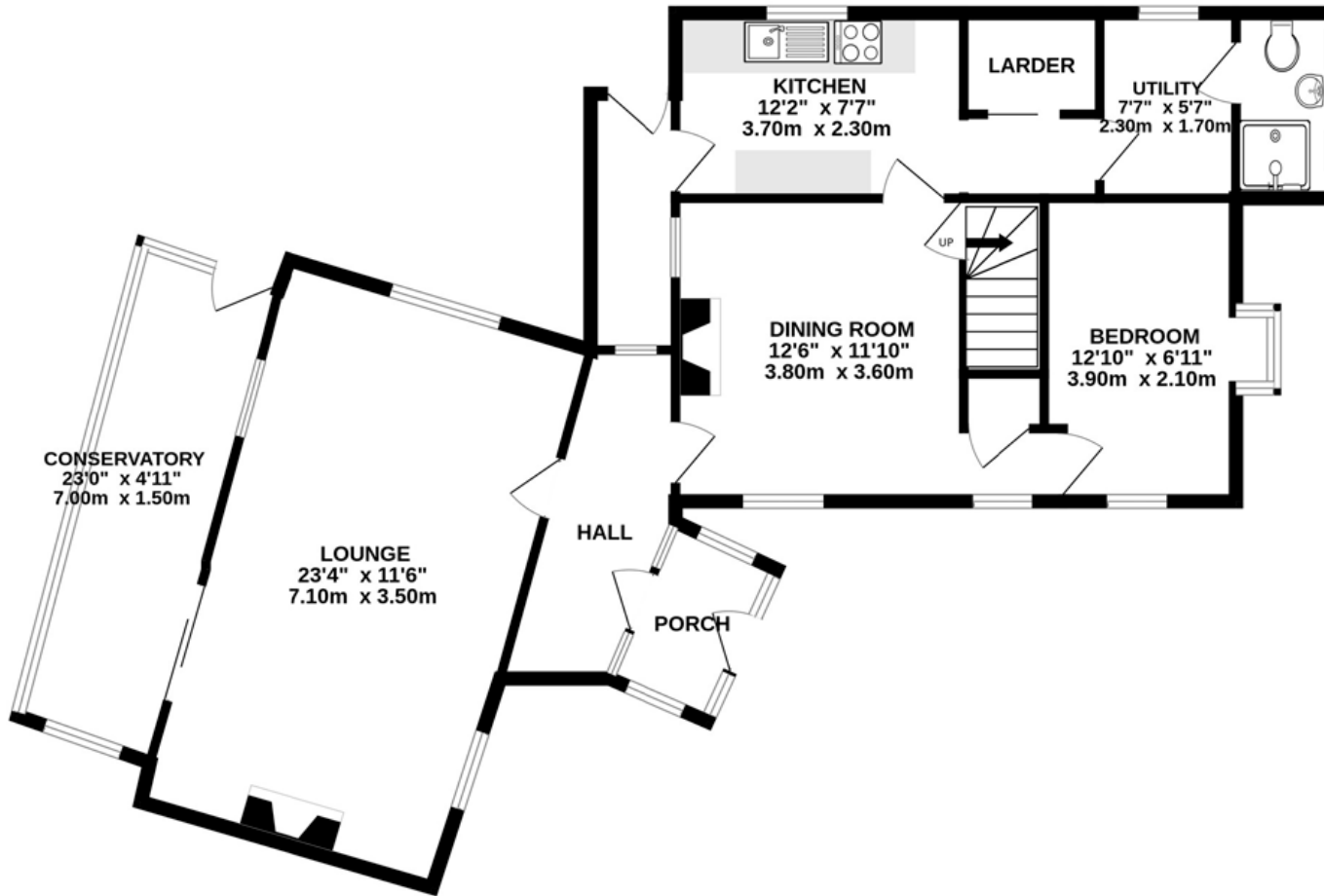
LAND AND BUILDINGS

Additionally, there are a range of useful outbuildings including a delightful summerhouse, potting and storage sheds and garage. To the West there is a large workshop/garage, with concrete floor, electric connection used for machinery purposes. Either side of the workshop are two lean to's, one used as a wood store and the other as a car port. A static caravan is situated to the east of the garden, currently used for storage purposes.

Approximate Gross Internal Floor Area
1303 sq.m or 121.1 sq.ft
Not to scale.

GROUND FLOOR
1026 sq.ft. (95.3 sq.m.) approx.

1ST FLOOR
277 sq.ft. (25.8 sq.m.) approx.



GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

Lucketts Farmhouse is offered for sale by private treaty as a whole.

RIGHTS OF WAY

There are no public rights of way across property.

ACCESS

The property is accessed directly off the public highway, Main Road, Bouldnor.

SERVICES

The farmhouse benefits from mains electric, water, and private drainage. The property is heated via mains gas fired central heating.

Buildings – Some of the outbuildings benefit from mains electric and water (via an external tap).

Caravan – Mains electric and water and LPG connected to the private drainage system.

ASBESTOS

An Asbestos Management Report can be made available from the sole selling agents. Some of the outbuildings are constructed with asbestos.

PLANNING

The Property is situated within an Area of Outstanding Natural Beauty. The house is not listed.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM tested them.

LOCAL AUTHORITY

Isle of Wight Council

COUNCIL TAX

Band E

EPC

C

POSTCODE

PO41 0XN



///tides.shadows.motivator

TENURE

Freehold

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

FIXTURES AND FITTINGS

BCM will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

VIEWINGS

Viewings strictly by appointment with BCM.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 108 A |
| 81-91 | B | | |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

SELLING AGENT

BCM, Isle of Wight office
Red Barn
Cheeks Farm
Merstone Lane
Merstone,
Isle of Wight,
PO30 3DE

NB. These particulars are as at July 2023 and photography taken July 2023.



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ISLE OF WIGHT

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OXFORD

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