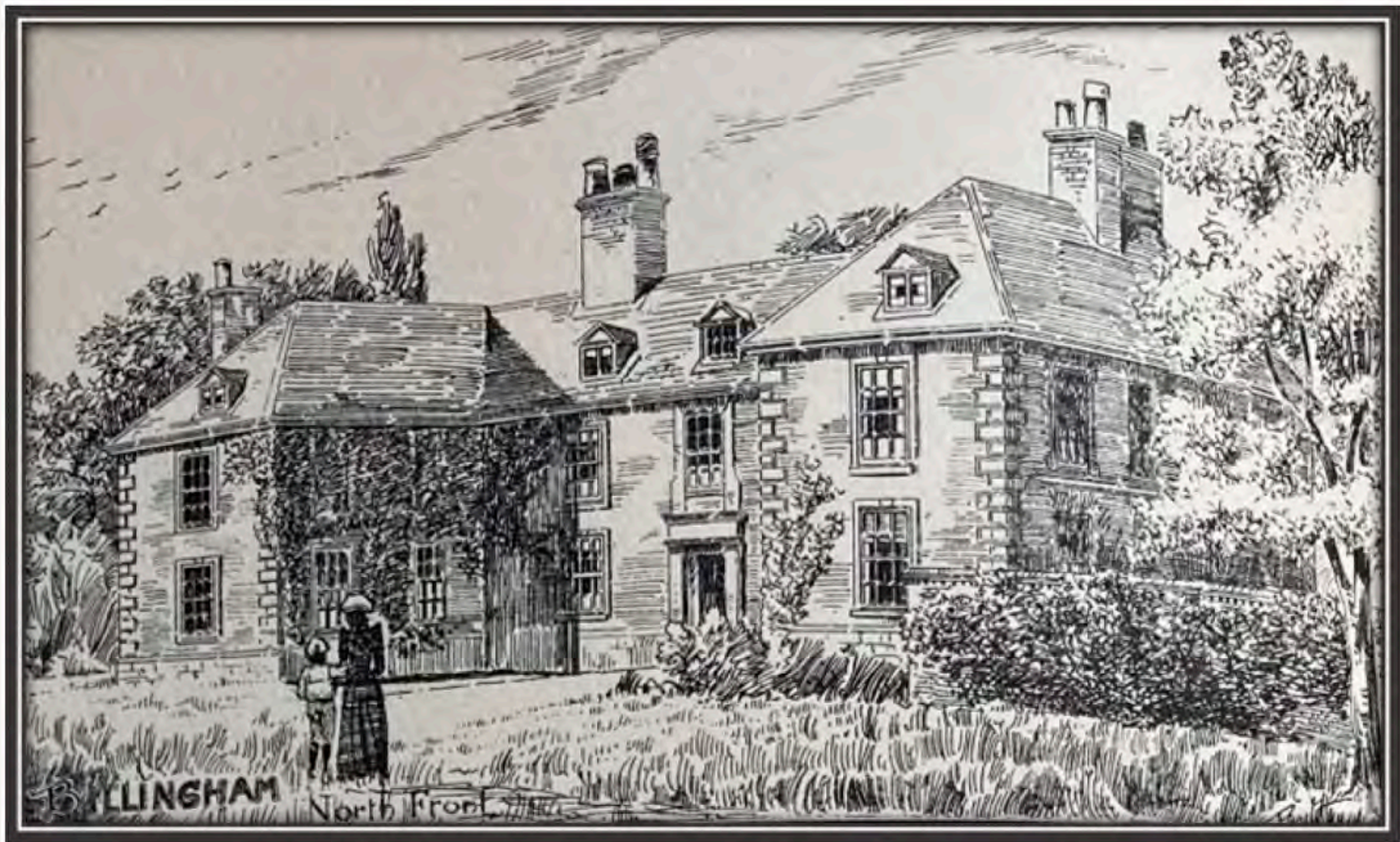


BILLINGHAM MANOR

BILLINGHAM, NEWPORT, ISLE OF WIGHT, PO30 3HE



BCM



BILLINGHAM MANOR

BILLINGHAM • NEWPORT • ISLE OF WIGHT • PO30 3HE

A unique and historic estate situated in the hamlet of Billingham, including a Grade II* listed Manor House, separate detached cottage, traditional & modern farm buildings and 130 acres (52 ha) of arable, pasture and woodland.
Available as a whole or in three separate lots.

Lot 1 - Manor House, Cottage, Farm Buildings and 18.98 acres of pastureland/woodland

Lot 2 - Farm Building and Arable Land extending to 56.84 acres

Lot 3 - Arable, Pastureland and Woodland of 49.38 acres

BILLINGHAM MANOR

A substantial six-bedroom, Grade II* listed manor house set within landscaped garden and grounds extending to 5.52 acres (2.23 ha), accessed via its own tree lined drive and enjoying wonderful views across the Island.

Ground Floor

Entrance Hall • Drawing Room • Dining Room
Kitchen • Utility Room • W/C • Bathroom
Sitting Room • Billiard Room • Scullery

First Floor

Six Substantial Double Bedrooms
(two with en suite facilities) • Family
Bathroom

Second Floor

Large attic

Cellar

BILLINGHAM MANOR COTTAGE

A detached, thatched, cottage sat within its own plot of 0.24 acres (0.09 hectares).

The cottage comprises:

Ground Floor • Kitchen • Lounge
First Floor Bathroom
Two Double Bedrooms

BUILDINGS

A number of historic and modern farm buildings with potential for alternative uses,

comprising:

Granary
Cart Shed
Cattle Shed
Dutch Barn
Dutch Barn
Traditional Barn
Stable
Long Barn

GARDENS, GROUNDS & LAND

Tree Lined Driveway • Outbuildings • Walled Garden • Dovecote • Tennis Court • Pond

Lot 1- Approximately 18.98 acres (7.68ha) of permanent pastureland and woodland.

Lot 2- Farm Building and Arable Land extending to 56.84 acres (23.00ha).

Lot 3- Approximately 49.38 acres (19.98ha) of pastureland, woodland and arable land.

In all approx. 130.46 acres (52.79 ha)

WINCHESTER

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ISLE OF WIGHT

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OXFORD

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The logo for BCM (Billingham, Cheeks, Merstone) is a dark blue square with the letters 'BCM' in white, bold, sans-serif font.









HISTORY

Billingham Manor, as recorded in the Domesday Book and was held by Williams Fitz Stur in 1085. The current manor house dates back, in part to 1631 and is steeped in rich history. The house was remodelled around 1730 by Edward Worsley, son of Sir Edward Worsley, a significant Island landowner. The house was once owned by J.B. Priestly and is considered to be one of the Island's great antiquities.

JB Priestly built additional accommodation (no longer in situ) creating an 'art room' on the second floor – it is believed that his autobiography "Rain Upon Godshell" was composed whilst looking out across to the south of the Island from Billingham Manor.

Amongst many historical features there is a fine oak staircase dating back to the Queen Anne period and a panelled oak room with an early 18th century rotating bookcase hidden by a sliding panel, believed to be used by smugglers which provides access to a passage leading under the Manor.

Architecturally the property includes a wonderful array of detailing including Flemish bond brickwork, grey headers, 12-pane sash windows with wide glazing bars, pedimented porch with triglyph frieze, rusticated pilasters and 2 panelled doors.







SITUATION

Billingham Manor sits in a secluded and southerly facing position, surrounded by its own land and woodland and is accessed from the highway along a tree line drive.

Billingham Manor is settled within an Area of Outstanding Natural Beauty, easily accessible to the nearby countryside and country pursuits. The area is renowned for riding and walking. Many of the Island's beautiful beaches and heritage coastline are within a 15-minute drive.

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 St Georges, Freshwater & 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 Swithun's 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 (recently voted by GQ Magazine as the best experience 4 years running), North House and The Smoking Lobster.





DESCRIPTION

Billingham Manor is a beautiful Grade II* listed country home of classical neo Georgian design with an array of architectural and historical features set in a secluded position with far reaching views overlooking open countryside.

GROUND FLOOR

Billingham Manor is approached via a tree lined driveway leading to stone steps to the rear of the house.

Entering Billingham Manor through the porch leads into the large

entrance hall with flagstone floor and open fire with a carved timber surround. The hallway leads directly onto the south facing terrace with breath-taking views over the south Wight countryside.

The drawing room is a triple aspect, oak panelled room, with views over the gardens benefitting from a decorative marble style open fireplace.

In the eastern wing of the house there is a kitchen/breakfast room with oil fired AGA adjoining utility, larder and a W/C. The east wing also has a billiard room and a formal sitting room with corner open

fireplace and dual aspect views over the garden.

There are five staircases from the ground floor, three of which lead up to the first floor and two which lead down to the cellar. The principal staircase is of fine oak, believed to date back to the Queen Anne period and leads up to the first floor.

The ground floor extends to approximately 212m² (2283sqft).

FIRST FLOOR

The first floor has a large landing boasting much natural light from a large feature and with windows on the northern elevation of the house. The bedrooms are well proportioned & mostly enjoy stunning views over open countryside. The largest room, on the south elevation is a double aspect room with a built-in cupboard and marble arch fireplace. The adjoining, smaller bedroom could make space for an en-suite, if required.

At this level, there are four further double bedrooms, and three bathrooms. A staircase then leads up to the second floor.

The first floor extends to approximately 196m² (2113sqft).

SECOND FLOOR

The second floor consists of large attic rooms that were once four separate bedrooms all with existing south facing windows. These rooms are not habitable but were once used as additional accommodation so could be converted (subject to the relevant consents) should additional accommodation be required.

The second floor extends to approximately 118m² (1271sqft).

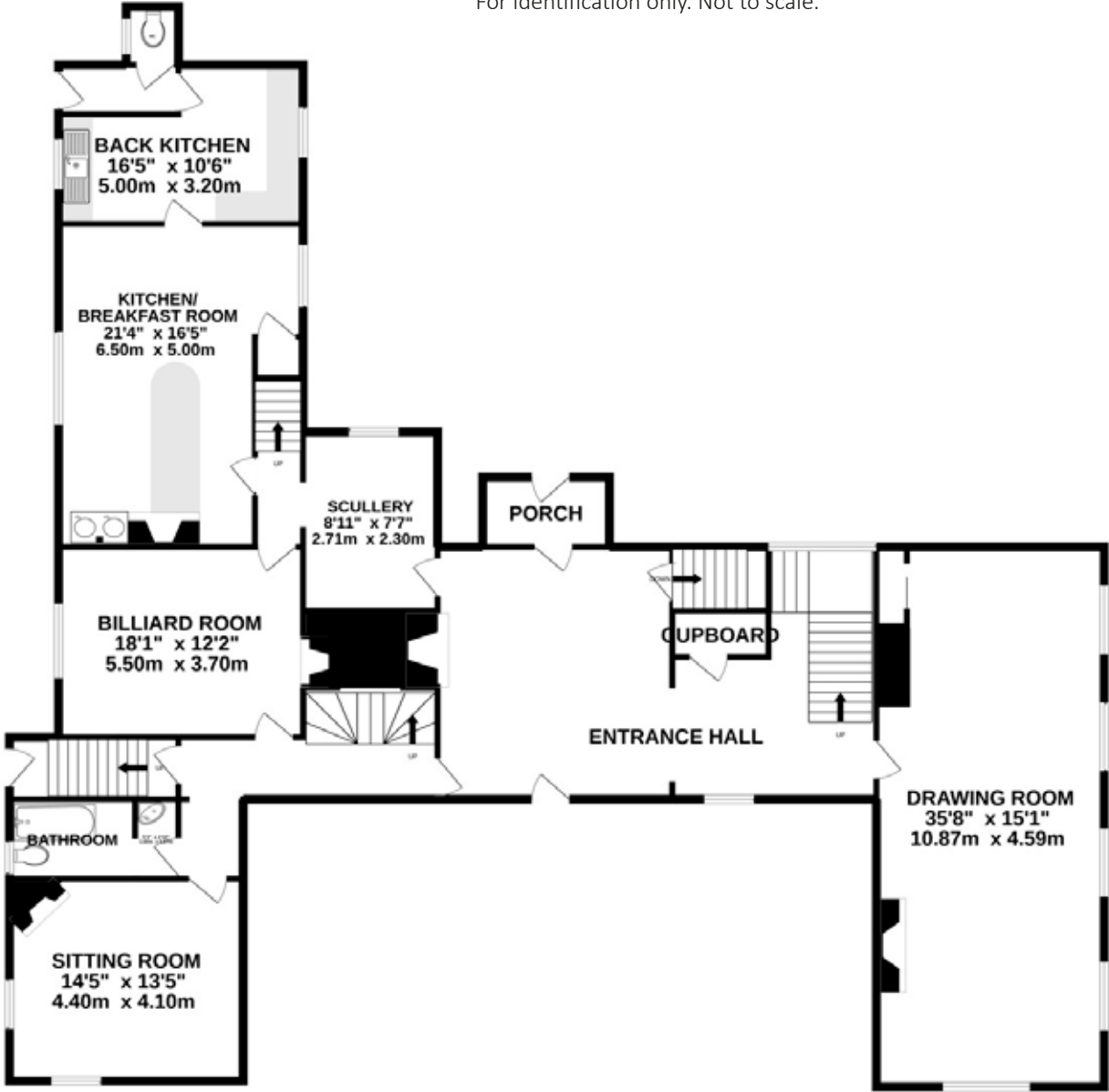
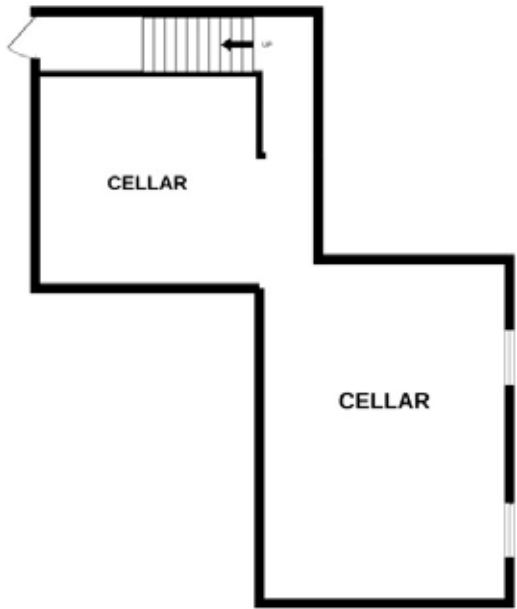
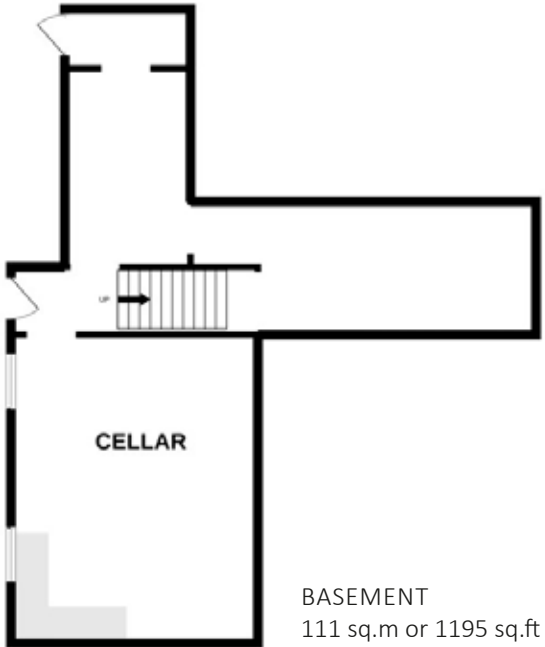
CELLAR

The cellar extends to approximately 110m² (1195sqft) and can be entered from the east or west wing of the ground floor or externally from the garden. Currently used for additional storage, the cellar would be perfect space for additional accommodation or a wine store. The cellar has many historic features including a well and a tunnel (that leads under the house through to the other side of the cellar).

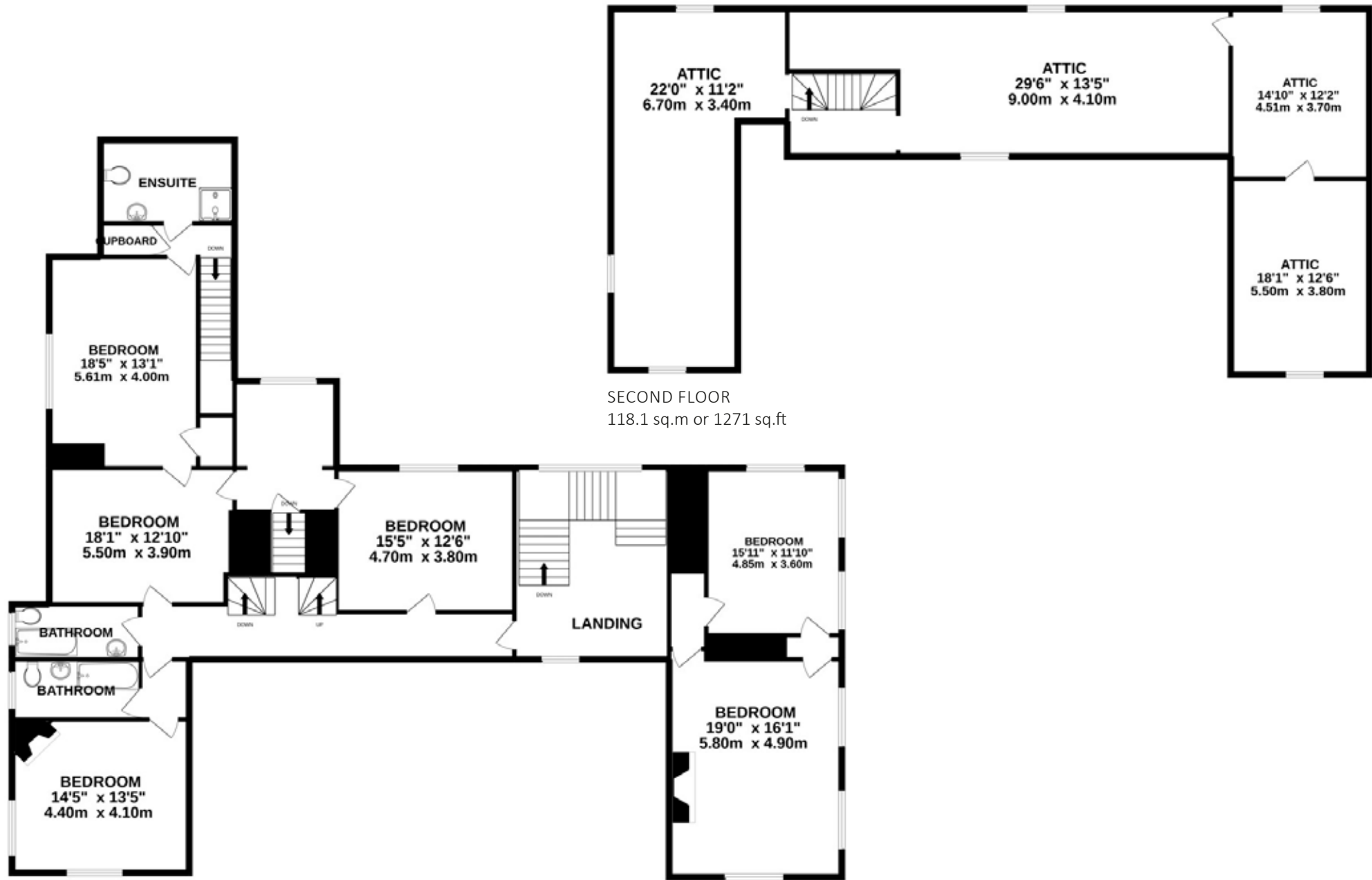




Approximate Gross Internal Floor Area
637.5 sq.m or 6862 sq.ft
For identification only. Not to scale.



GROUND FLOOR
212.1 sq.m or 2283 sq.ft



FIRST FLOOR
196.3 sq.m or 2113 sq.ft

SECOND FLOOR
118.1 sq.m or 1271 sq.ft

NOT TO SCALE





BUILDINGS

A number of historic and modern farm buildings with potential for alternative uses, comprising:

Buildings	Size	Building numbers
Dovecote	3m x 3m	Building 1
Granary (Grade II* listed)	4.8m x 5.5m	Building 2
Stable	7.9m x 4.8m	Building 3
Long Barn (including two stables and two hay barns)	35.9m x 23.6 (cumulatively)	Building 4
Traditional Barn	20.5m x 7.6m	Building 5
Dutch Barn	13.5m x 18.4m	Building 6
Dutch Barn	27.5m x 9.25m	Building 7
Cart Shed	22.2m x 6.9m	Building 8
Cattle Shed	22.5m x 9.2m	Building 9

Their layout and position are listed and marked on the plan above.

GARDENS AND GROUNDS

The house is served by a tree lined driveway leading from Berry Shute with steps leading down to a paved courtyard and on to the front door of the house.

The formal grounds and gardens are predominantly centred around a walled garden with well-established borders, shrubs and a number of ponds. To the east of the house, there is a wonderful stone terrace enjoying magnificent 180-degree views across estate land and south towards St Catherine's Down. The gardens include a characterful dovecote.

To the north and east of the manor house, there are further grounds comprising a mix of pasture and woodland. There is a disused hard-surfaced tennis court, and its location is labelled 10 on the plan.

The principal house grounds and gardens extend to 5.52 acres (2.23ha).

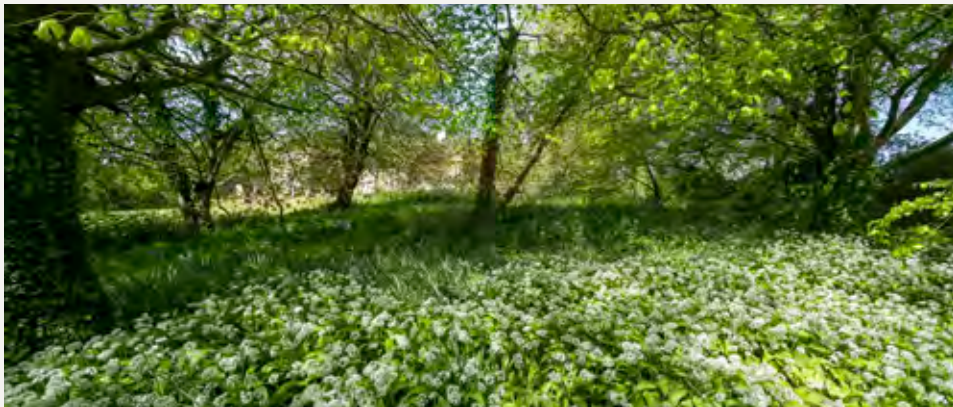
BILLINGHAM MANOR COTTAGE

Accessed via its own pedestrian entrance from the public highway, Billingham Manor Cottage sits within its own plot of 0.24 acres. A detached, thatched, cottage comprising a kitchen, lounge and bathroom on the ground floor with two double bedrooms on the first floor.









LAND

Billingham Manor is surrounded by approximately 123 acres (49.77ha) which is a combination of arable, pastureland and woodland - 70.13 acres/28.38ha, 44.99 acres/18.20ha and 7.88 acres (3.19ha) respectively.

Lot 1 - This lot comprises three separate fields with a stream running along the western and southern boundary. The land within Lot 1 runs to some 18.98 acres (7.68 ha), the majority of which is permanent pasture and woodland.

Lot 2 - This lot is offered over several parcels of arable land and extends to 56.84 acres (23.00ha).

Lot 3 - This lot extends to 49.38 acres (19.98ha) comprising approximately 6 acres of pastureland, 4 acres of woodland and the remaining 39.38 acres being arable.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

Billingham Manor Estate is offered for sale by private treaty as a whole, or in three lots.

NB: Lots 2 and 3 will not be sold away separately until Lot 1 has transacted.

Rights of Way

Public footpaths and bridleways cross the Property being those numbered 150, 6 and 28 respectively. The footpaths and bridleways are outlined within the Isle of Wight's Rights of Way Map available from the agents.

Access

LOT 1- There is direct vehicular access off the public highway (Berry Shute) along a tree lined drive-way leading to the Manor house.

There is also direct vehicular access from the public highway (Berry Shute) along a farm track leading to the farm buildings. This is hatched in orange on the proposed sale plan. We understand that the neighbour to the south benefits from a vehicular right of access over the track.

LOT 2- There is direct access off the public highway (Berry Shute) via a 5-bar metal gate to the south-west of Lot 2.

There is also direct vehicular access from the public highway (Berry Shute) along a farm track leading to the farm buildings. This is hatched in orange on the proposed sale plan.

LOT 3 - There is direct access off the public highway (Berry Shute) via a 5-bar metal gate to the north of Lot 3.

Services

Billingham Manor & Billingham Manor Cottage

We understand that the Manor house benefits from mains water and electric, with an oil fired central heating system and private drainage (via a septic tank).

Farm Buildings

Some of the farm buildings benefit from mains water and mains electric connections.

Arable Land (Lot 2 & 3)

There is a mains water connection on Lot 2, via a number of water troughs.

Possession

Vacant possession will be given of the **whole, save from the tenancies, noted below**, on completion of the sale.

Planning

The property is Grade II Listed, as:

- Granary to the south of Billingham Manor – Ref. 1209395 – Grade II- Listed in 1994
- Outbuildings to the south east of Billingham Manor – Ref. 1209369 – Grade II- Listed in 1994
- Billingham Manor – Ref. 1291212 – Grade II*- Listed in 1951
- Garden Wall and Gazebo at Billingham Manor – Ref. 1292653 – Grade II – Listed in 1967

The property is designated within an Area of Outstanding Natural Beauty and Nitrate Vulnerable Zone. The woodland within the tree lined driveway is subject to a blanket TPO. We are aware that there is various planning history pertaining to the Property. This information can be made available to prospective purchasers from the sole selling agents.

Basic Payment

The Farm Tenant currently claims Basic Payment (BPS). The commensurate number of BPS entitlements will be transferred to the purchasers. The tenant will claim and retain the 2023 BPS payment.





Council Tax Band

Manor- H

Cottage- C

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 misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Fixtures and Fittings

BCM will supply a list, on request, identifying clearly which items are included within the sale price, and those that are excluded from the sale price but could 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.

Postcode

PO30 3HE

 what3words

cookers.defend.hazelnuts

Viewings

Viewings strictly by appointment with BCM.

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 photographs taken May 2022.

Licenses and Tenancies

BILLINGHAM MANOR COTTAGE – Subject to an Assured Shorthold Tenancy which commenced on the 9th August 2006. If this tenancy is still in place, the buyer will be required to exchange and complete subject to the tenancy.

LAND – The farmland is held on two separate Farm Business Tenancies (FBT). Approximately 97 acres (39.25ha) is let with a rent passing at £23,282/pa – the tenancy ends of the 30th of October 2023. Approximately 17.01 acres (6.88ha) is let with a rent passing at £1300/pa – the tenancy ends of the 30th October 2023.

IMPORTANT NOTICE: BCM LLP & 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.

Sporting, Timber and Mineral rights

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

Local Authority

Isle of Wight Council

EPC

Manor – Exempt

Cottage – E



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