

# HARBORS LAKE

HARBORS LAKE LANE • NEWCHURCH • ISLE OF WIGHT • PO36 0LY



BCM

Wilson | Hill



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Harbors Lake is a unique and secluded holding including a well-appointed detached farmhouse, separate 3 bed cottage, unique holiday letting business “under the stars”, several outbuildings including a static caravan ancillary to the farmhouse, stables and paddocks, in all extending to 7.44 acres (3.01ha).

## HARBORS LAKE

**GUIDE PRICE - £1,195,000**

### Ground Floor

Kitchen | Utility | W/C | Living Room | Snug | Office | Bedroom with en suite Shower-room

### First Floor

Master bedroom with balcony | Three further bedrooms | Family bathroom

### GROUNDS AND GARDENS

Driveway and parking area | Mature and sheltered gardens and grounds

### COTTAGE

Open plan living, dining and kitchen | Three double bedrooms, One with ensuite and walk in wardrobe | Wet room

### SUKEY (SHEPHERDS HUT)

Double bed | Shower-room | Kitchen/Dining area with electric log burner

### NELL (SHEPHERDS HUT)

Double bed | Shower-room | Kitchen/Dining area with wood-burner

### BUILDINGS

Two bedroom Ancillary Caravan | Workshop/ Garage | Workshop | Tin Barn | Stable Block

### LAND

5.44 acre Paddock





## SITUATION

Harbors Lake is situated on the outskirts of Newchurch Village, off the public highway, Harbors Lake Lane. The village, within close proximity to the property, comprises a local pub, school and church. There are also further restaurants, shops and schools at both Shanklin and Sandown 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 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 Duck, Ryde, The George, Yarmouth, The Royal, Ventnor, The Hut, Colwell Bay and The Smoking Lobster, Cowes.

## DESCRIPTION

A charming, detached farmhouse, built in the early 1930s, set within gardens and grounds of 2 acres including a former grass tennis court area, enjoying stunning views towards Culver, with self-contained area historically utilised as an annexe.

## GROUND FLOOR

The property is entered via the large driveway with a selection of parking areas, welcoming you into the attractive entrance hall with patterned grey mosaic tile flooring flowing through into the kitchen. The kitchen presents exposed brickwork features with plenty of unit and worktop area, space for dining and the advantage of views overlooking the grounds. The kitchen leads off to a useful utility room, thoughtfully designed for all utility purposes with WC and access to outside. The hallway leads off to two living areas, the first living room presents Amtico wooden flooring, multi fuel wood burner and double doors leading to the garden and a snug providing additional entertaining space or accommodation. Historically an annexe, the property has the advantage of a ground floor bedroom with en suite Shower-room and additional office space which could easily become a self-contained space utilising the existing floorspace whilst retaining the privacy of the main home.





### FIRST FLOOR

The first floor is accessed from the staircase off the entrance hall and leads to a large & light landing area. The first floor provides four well-sized double bedrooms, all providing good storage space. The master suite provides a spacious room with access onto its own private south facing balcony. All bedrooms enjoy far reaching views of the grounds and far-reaching views towards the Downs. There is also a spacious modern family bathroom with free standing bath and shower.

### GARDENS AND GROUNDS

Approached over a gravel drive with parking for several vehicles, a stone-paved path leads to the property. The immediate gardens and grounds around the main house and cottage extend to about 2 acres.

### “UNDER THE STARS”

Harbors Lake provides a niche tourism business “Under the Stars” which includes two stunning Shepherds Huts, set within 5.5 acres of

pastureland, surrounded by rural and lake views.

Two huts are currently on site, are oaked framed on traditional cast iron wheeled bases, clad and are fully equipped with double bed, kitchenette, shower-room and a delightful private outside seating area with BBQ facilities.

### BUILDINGS

There are a number of buildings at the property including a stable block, static caravan with timber terrace, trellis and accessible ramping, workshop/garage, workshop & tin barn. There are also remains of the old piggery building footprint.

### LAND

The paddock extends to about 5.44 acres including a stable block with approved planning permission for an additional 3 shepherd huts and two barns.



### COTTAGE

Harbors Lake offers a stunning cottage positioned off the driveway, built, and designed by the current owners in 2020. An impressive three-bedroom timber frame cottage offering three good-sized bedrooms with plenty of storage. The master suite presents its own en suite shower room and walk in wardrobe. The heart of the house is the open plan living, dining and kitchen area boasting vaulted ceilings, wood burner and wooden flooring. There is also a large modern style wet room accessed off the hallway.



## GENERAL REMARKS AND STIPULATIONS

### METHOD OF SALE

Harbors Lake is offered for sale by private treaty as a whole.

### TENURE

Freehold.

### ACCESS

The property is accessed directly from the public highway, Harbors Lake Lane. There is an additional vehicle access via Watery Lane conforming to Highways regulations to access the south paddock and farmhouse via a 5 bar gate.

### SERVICES

Farmhouse- The property is connected to mains water, electric and private drainage. The heating is oil-fired.

Cottages- The property is connected to mains water, electric and private drainage. The heating is oil-fired.

Buildings – The Caravan and Shepherds Huts are connected to their own septic tank and mains water & electric – heating is via wood burner. Some of the other domestic buildings are connected to mains electric.

Land - A mains water connection is on the land.

### BROADBAND

Superfast 80 Mbps.

### PLANNING

The property is outside of the Isle of Wight National Landscape and the Property is not listed. The cottage must be used as holiday use however there is no restriction on the amount of times per year it is used. There is extant planning permission for a further 3 Shepherds Huts, two agricultural barns (1x 18m x 10m and 2 13m x 10m). The planning permission granted for the shepherds huts allow all year round use providing an up-to-date register is kept.

### RIGHTS OF WAY

There are no public or private rights of way across property.

### COUNCIL TAX BAND

House – F

### BUSINESS RATES

N/A

### EPC

House – D

Cottage - C

## LOCAL AUTHORITY

Isle of Wight Council

## POSTCODE

PO36 0LY

## 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.

## 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.

## 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.



///lakes.happy.compliant

## WEBSITE

<https://underthestarsiolwglamping.com/>

## ACCOUNTS/TRADING INFORMATION

Further accounts including management accounts are available from the sole selling agents.

## VIEWINGS

Viewings strictly by appointment with BCM.

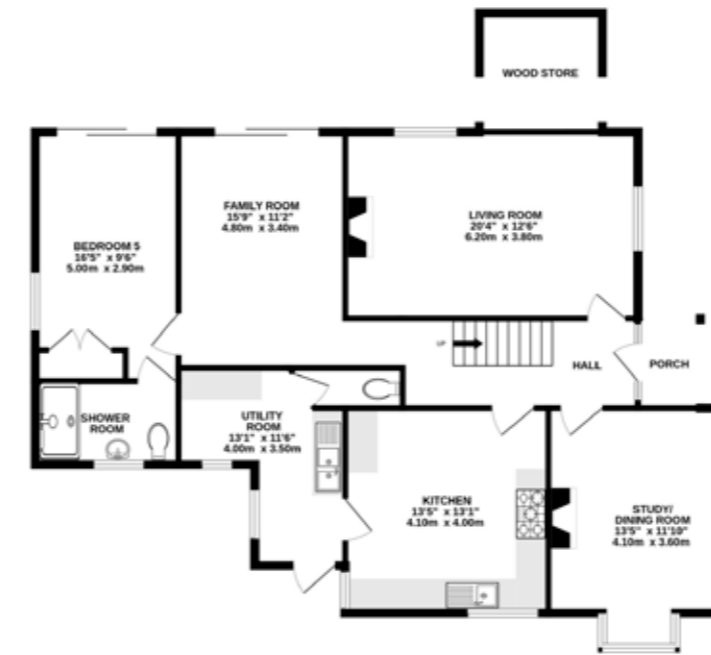
## SELLING AGENT

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

NB. These particulars are as at June 2024 and photography taken June 2024.

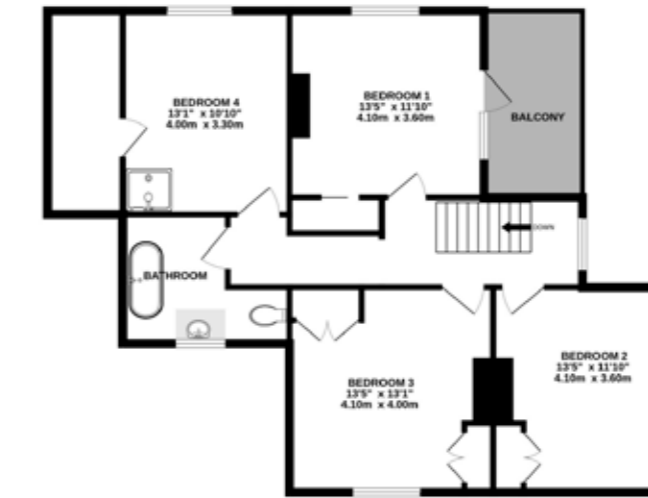


GROUND FLOOR  
1274 sq.ft. (118.3 sq.m.) approx.



HARBORS LAKE

1ST FLOOR  
912 sq.ft. (84.7 sq.m.) approx.



## 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:

- 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.
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- 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.
- 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.
- 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.

Approximate Gross Internal Floor Area

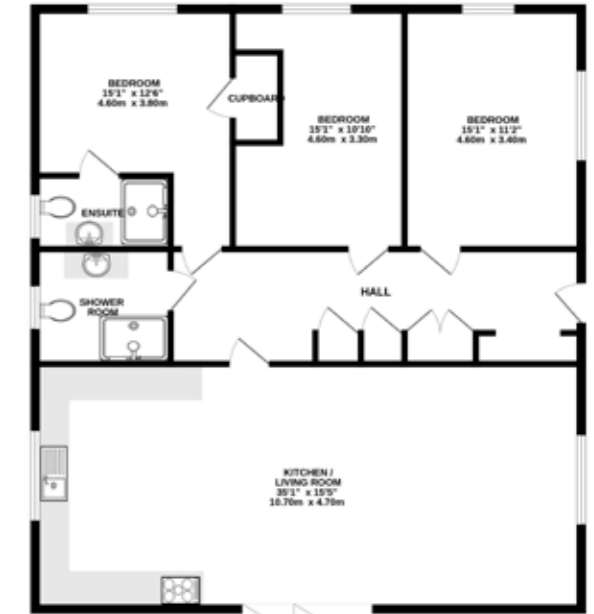
Harbors Lake: 203 sq.m or 2,185 sq.ft

The Lodge: 121.1 sq.m or 1,303 sq.ft

Total Area: 324.1 sq.m or 3,488 sq.ft

NOT TO SCALE.

GROUND FLOOR  
1303 sq.ft. (121.1 sq.m.) approx.



THE LODGE



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