



APPULDURCOMBE FARM

Appuldurcombe Road, Wroxall, Ventnor, Isle of Wight





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Appuldurcombe Road, Wroxall, Ventnor, Isle of Wight, PO38 3EW

A ring fenced, diversified residential farm in an enviable position including a successful holiday business with farmhouse and annexe, two residential barn conversions and a range of farm buildings all set within 191.63 acres (77.55ha) of undulating pastureland and woodland.

Appuldurcombe Farm House Ground Floor

Living Room | Dining Room | Snug | Inner Hall
Boot Room | Play Room | Utility | Store | Kitchen

Annexe Ground Floor (Willow Cottage)

Annexe Living Room | Annexe Kitchen

Ground Floor - 1728 sq ft (160.60 sq m)

First Floor

Master Suite | Double Bedroom with En Suite
Three Further Bedrooms | Family Bathroom

Annexe First Floor (Willow Cottage)

Annexe Bedroom | Family Bathroom

First Floor - 1370 sq ft (127.3 sq m)

**Appuldurcombe Farm House and Annexe Total -
3098 sq ft (287.8sqm)**

Ox House Ground Floor

Living Room | Kitchen/Diner | Utility | Bedroom/
Study | Shower Room

Ground Floor - 646 sq ft (60 sq m)

First Floor

Three Bedrooms | Family Bathroom

First Floor - 443 sq ft (41.2 sq m)

Ox House Total - 1089 sq ft (101.2 sq m)

Gardens and Grounds

Walled Garden | Sweeping Driveway | Orchard
Gardens laid to lawn | External Paved Terracing

Guide Price

The Whole - £3,250,000

Lot 1 - Farmhouse, Annexe (Willow Cottage),
Ox House & 2.87 acres - £1,255,000

Lot 2 - The Old Dairy, Farm Buildings and
Farmland of 188.79 acres - £1,995,000

The Old Dairy Ground Floor

Living Room | Bedroom | Shower Room | Boot
Room | Inner Hall

Utility Room | Cupboard | Kitchen/Diner
Secondary Kitchen/Diner Large Reception | W/C

Ground Floor - 2278 sq ft (211.60 sq m)

First Floor

Living Room | Bedroom | Shower Room | Boot
Room | Inner Hall

Utility Room | Cupboard | Kitchen/Diner
Secondary Kitchen/Diner | Large Reception | W/C

First Floor - 1524 sq ft (141.6 sq m)

Old Dairy Total - 3802 sq ft (353.2 sq m)

Farm Buildings

Range of modern farm buildings

Land and Woodland

**Approximately 188.79 acres (77.56ha) of
undulating pastureland inclusive of 12.68 acres
(5.13ha) of woodland.**





LOCATION

Appuldurcombe Farm is a beautifully situated 191 acre livestock farm at the heart of the historic Appuldurcombe Estate (the seat of the Worsley family in the 18th Century). The farm sits within the Isle of Wight National Landscape between the villages of Wroxall and Godshill and enjoys stunning panoramic views over the Isle of Wight to Sandown Bay. The property comprises a refurbished farmhouse with self-contained annexe, two holiday units, a range of modern farm buildings all set within approximately 189 acres of pastureland and woodland.

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.



APPULDURCOMBE FARMHOUSE

Appuldurcombe Farmhouse is a property steeped with history. Dating back to 1780, it formed part of Appuldurcombe Park, previously owned by the renowned Worsley Family.

The farmhouse has recently been beautifully and sympathetically refurbished with all the appliances for modern day living while retaining elements of the building's past.

The house comprises kitchen, living room, boot room, snug, playroom, w/c to the ground floor while at first floor level there are 4 double bedrooms (2 with en suite facilities), twin bedroom and family bathroom.

The farmhouse grounds are bounded by a low-level stone wall with gardens laid to lawn and edged with a colourful flower border. The flagstone path leads you to the front door, covered by a porch with a clay tile roof on oak beams, supported by two. Above the front door is a nod to the building's age with a date stone stating the year 1780.

The front door opens into the hallway with the original flagstone flooring. To the right is the spacious living room that looks out across the farm with glorious views as far as Culver Down and distant glimpses of the sea.

Opposite the living room is the dining room. The flagstone floor continues into this good-sized space, perfect for entertaining guests.

At the base of the staircase is the snug, a cosy room that overlooks the garden with far reaching views across the surrounding countryside.

Continuing along the hallway brings you to a tastefully modernised kitchen/breakfast room with an electric hob, cooker and ventilation hood.

Opposite the kitchen is a utility room and a playroom/office.

Greeting you on the first floor is a large landing with a double bedroom to one side and bathroom and W/C on the other.

Continuing along the landing are a further 3 double bedrooms, two having the benefit of en suite facilities, and a single bedroom.

WILLOW COTTAGE (ANNEXE)

Adjoining the farmhouse is an annexe, Willow Cottage, a quaint dwelling with an open plan layout at ground floor and a spacious double bedroom and bathroom on the first floor. As with the Farmhouse, the cottage has been beautifully updated with modern appliances throughout.

Willow Cottage is entered through the back of the farmhouse through a covered walkway joining farmhouse and cottage. The ground floor provides a modern kitchen/dining and living area with a log burning stove. Stairs lead off the living area to the first floor landing comprising a bathroom and large double bedroom.



THE OX HOUSE

The Ox House is a stone barn conversion situated adjacent to the Farmhouse and Willow Cottage.

The ground floor has a modern kitchen which flows through into the cosy living room. The focal point of the living room is the large fire place with its wood burning stove. Off the living room is stairs that lead to a bathroom and single bedroom.

A further staircase leads to the first floor which comprises two double bedrooms, a small single bedroom and family bathroom. Exposed timber beams throughout the property acting as a subtle reminder of the history of the property.

Externally, The Ox House has a private walled garden with a mix of flower beds, lawn and fruiting shrubs.

THE OLD DAIRY

This former modern farm building has been beautifully converted to spacious living accommodation finished to an exceptional standard.

The kitchen/dining room is substantial in size with built-in appliances and kitchen island, making it perfect for hosting dinner parties. Bi-fold doors open onto the decking area with an enclosed garden laid to lawn. Adjacent to the kitchen is the utility room which also houses the boiler which fuels the underfloor heating. A substantial entrance hall is at the centre of this dwelling. A door leads to a large kitchen/dining room complete with modern appliances. The spacious living room has a wonderful wood burning stove set in an inglenook fireplace and looks out across Wroxall toward the East. Also off the entrance hall is a W/C.

Also on the ground floor is a spacious double bedroom with an en suite bathroom.

To the first floor is an additional double bedroom with en suite bathroom.

Access to the first floor is by way of an impressive timber staircase. The landing leads off to 4 large bedrooms (one having en suite facilities) and a family bathroom.



GARDENS AND GROUNDS

Each of the residential properties benefit from their own gardens, and grounds, with the majority of those enjoying splendid views over the farmland and the Island. The most impressive parts of the gardens include a stunning walled garden adjacent to The Ox House.

FARM BUILDINGS

There is a substantial range of modern farm buildings totalling 2450 m² (25,970 Sq.ft) which include:

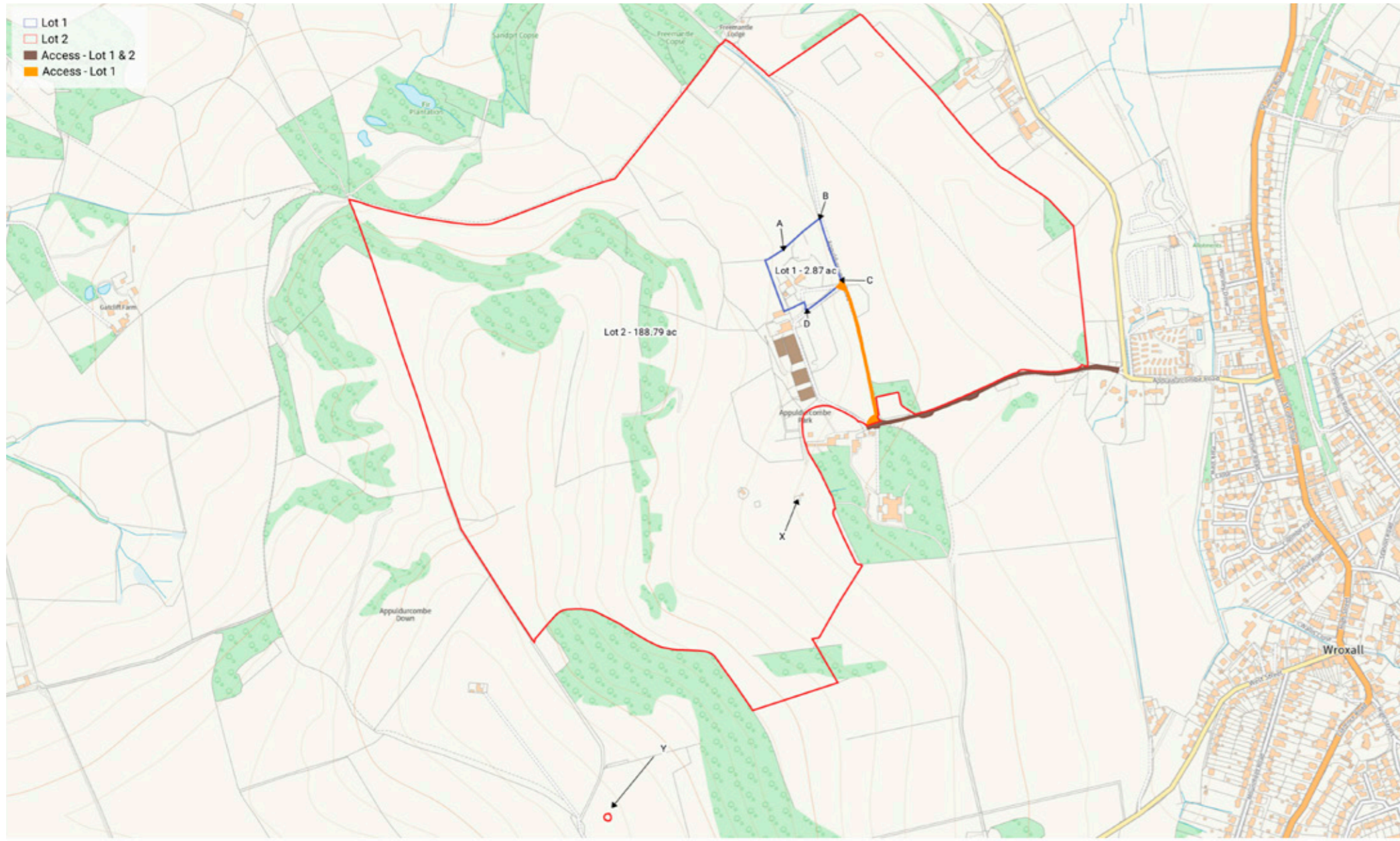
- 2 x 5 bay, open ended steel frame barn - 25m x 25m
- 13 bay former cubical steel frame barn - 47m x 20m
- 4 bay block walled barn/workshop - 18m x 25m
- 4 bay steel frame barn - 29m x 15m
- Slurry/fym store

FARMLAND AND WOODLAND

The land is ring fenced and comprises gently undulating pastureland that has been divided into separate fields which are currently grazed by sheep and cattle.

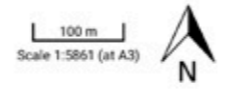
The land comprises of 176.18 acres of permanent pasture and 12.61 acres of woodland all wrapped around the houses and buildings. Largely south easterly facing the land rises to circa 203 metres with spectacular views over the east of the Island and through to Sandown Bay. The land is Registered Park Land having been landscaped by Lancelot 'Capability' Brown in the 1780's. The farm has supported both sheep and cattle with the eastern parcels also being cut for hay.





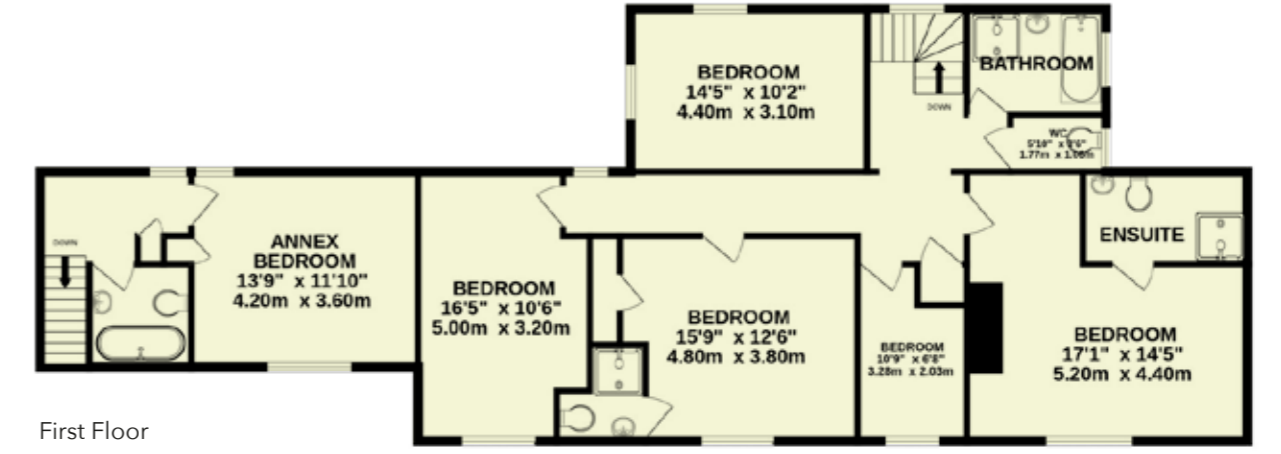
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For identification purposes only



Approximate Gross Internal Floor Area
Farmhouse: 287.8 sq.m or 3098 sq.ft

Not To Scale
Farmhouse & Annexe (Willow Cottage)



First Floor

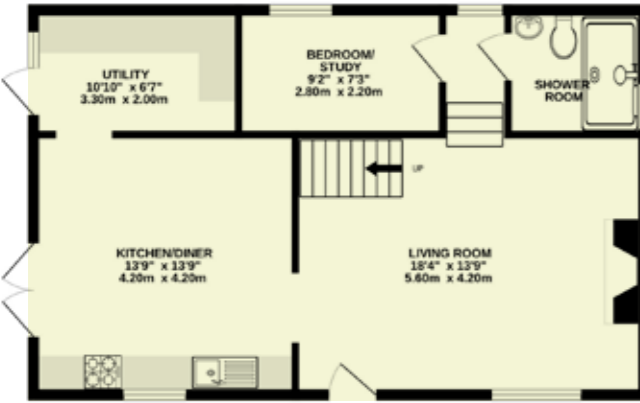


Ground Floor

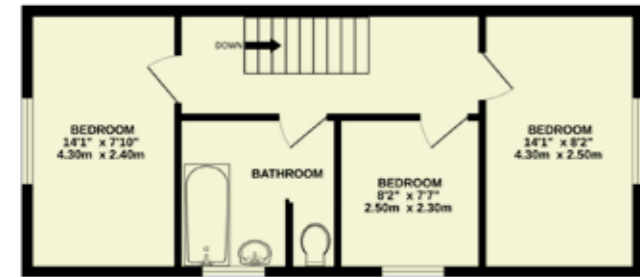
Approximate Gross Internal Floor Area
 Ox House: 101.2 sq.m or 1089 sq.ft
 The Old Dairy: 353.2 sq.m or 3802 sq.ft

Not To Scale

Ox House



Ground Floor



First Floor

IMPORTANT NOTICE

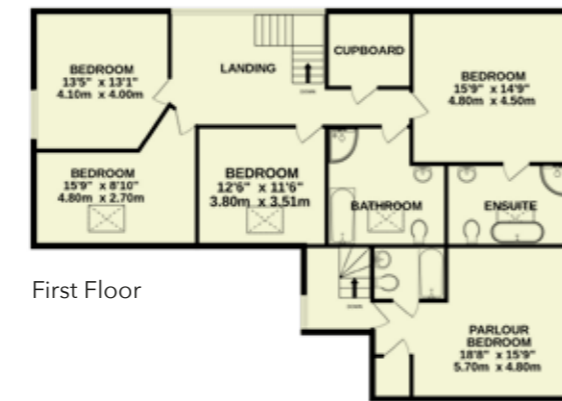
BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

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- 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 Wilson Hill tested them.

The Old Dairy



Ground Floor



First Floor

GENERAL REMARKS AND STIPULATIONS

Method of Sale

Appuldurcombe Farm is offered by sale by private treaty as a whole, or in two separate lots.

Rights of Way

Public footpaths and bridleways cross the property. These are detailed within the Isle of Wight Council's Right of Way Map available from the agents.

Access

Lot 1: There is direct vehicular access off the public highway (Appuldurcombe Road) then along a private drive (hatched brown) leading to the farmhouse. The section of access right over lot 2 is hatched orange on the sale plan.

Lot 2: There is direct vehicular access off the public highway (Appuldurcombe Road) along a private drive. Some of the land included in Lot 2 supports a separate vehicular access for Fremantle Lodge, a third-party dwelling.

Services

Dwellings - The dwellings benefit from private water, mains electric, private drainage and oil fired central heating. There is a 3 phase electric connection to The Old Dairy.

Buildings - The buildings are served by 2 phase electric and private water.

Land - Several of the fields benefit from water troughs fed from the private supply.

Drainage - The vendors have commissioned a drainage report for the property, this can be made available upon request from the selling agents.

Private Water Supply

There is a private borehole marked X on the sale plan that feeds the private water system including a reservoir marked Y outside of the main ring-fenced farm. The supply feeds the sale property and a number of third party

properties. Further details are available from the selling agent.

Boundary Fence

Should Lot 1 sell separately the purchaser of Lot 1 shall erect a stock proof fence along the boundary A-B-C-D within 3 months of completion.

Basic Payment and Higher-Level Stewardship Agreement

The seller will retain the 2024 Basic Payment and Countryside Stewardship monies. The purchaser will inherit the existing Countryside Stewardship Agreement (which commenced on 01.01.24), which generates circa £26,000 per annum, however, if they would prefer not to, the purchaser would be expected to pay any RPA early termination penalty post completion.

Licenses

Farm Buildings - some farm buildings and yardage are used by third-parties under short term leases and licenses - details available from the selling agents.

Holiday Lettings

Appuldurcombe Farm supports a substantial holiday letting business with capacity for accommodating up to 30 people with projected potential gross income for the 2025 season of around £180,000. Further details from the selling agent.

See: www.appuldurcombefarm.co.uk

Wayleaves and Easements

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.

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

Postcode

PO38 3EW

Local Planning and Listed Building

The farm is part of an Area of Registered Park Land. The property benefits from a range of planning permissions, further details are available from the selling agent.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM Wilson Hill 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.

Broadband

Up to 48 Mbps

Tenure

With vacant possession completion or other subject to the aforementioned leases and licences.

Business Rates

The dwellings are registered for business rates and the current combined rateable value is approximately £8,300. Further details are available from the selling agent.

EPC

The Farmhouse - F
 The Old Dairy - C
 Ox House - F

Building Safety

The farm contains some asbestos materials of which the location and type of asbestos are available in the management plan, available upon request from the selling agent.

Health and Safety

Given the potential hazards of a working farm, we would ask you to be as vigilant as possible for your own personal safety when making your inspection, particularly around the agricultural buildings.

Fixtures and Fittings

BCM Wilson Hill 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.



///routes.elections.poem

Viewings

By appointment with BCM Wilson Hill only.

Selling Agents

BCM Wilson Hill - Isle of Wight Office
 Red Barn, Cheeks Farm
 Merstone, Merstone Lane
 Isle of Wight, PO30 3DE
 01983 828805

NB These particulars are as at September 2024 and photos taken August and September 2024



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