



# FARM LANE HOUSE

Forelands Farm Lane, Bembridge, Isle of Wight





SALES & LETTINGS

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Forelands Farm Lane, Bembridge, Isle of Wight, PO35 5TJ

A grand Edwardian Villa, set within large grounds and gardens of approximately 1.29 acres, with principal house and four separate self-contained apartments extending to about 6500sqft, previously part of the main house, now providing a successful income stream.

## Farm Lane House

Ground Floor: Sitting Room | Kitchen/Sunroom | Dining Room | Family Bathroom | Study | Entrance Hall

First Floor: Master Bedroom with en-suite, dressing room & balcony | Three further double bedrooms | Two shower rooms | Landing

Second Floor: Three double bedrooms | Boiler Room | Cloakroom

## Gardens, Grounds and Buildings

1.29 acres of gardens | Outbuildings | Vegetable Garden | Garage | Vestibule | Covered Courtyard

## Mariners Cove Apartment - Ground Floor

Sitting/Dining Room | Bedroom | Shower Room | Kitchen

## Quarter Deck Apartment - Ground Floor

Sitting/Dining Room | Kitchen | W/C | Access to private courtyard garden

## Quarter Deck Apartment - First Floor

Two Double Bedrooms | Family Bathroom | Landing

## Quarter Deck Apartment - Second Floor

Bedroom Three

## Farm Lane Apartment - Ground Floor

Dining/Living Room | Hall | Kitchen | Two Double Bedrooms | Bathroom

## Knot's Landing - First Floor

Large Landing | Two Double Bedrooms | Dining/Living | Kitchen | Bathroom

Guide Price £2,100,000



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## LOCATION

Farm Lane House is located in the beautiful seaside village of Bembridge. 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.

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). There are shallow beaches, perfect for swimming, kite-surfing and beach-combing.

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 Malborough 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.



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## DESCRIPTION

Farm Lane House, a fine Edwardian Villa originally built in 1912 and now extending, in all, to about 7000sqft (including the four apartments) that were converted within recent years to provide a robust stream income. The property, not listed, enjoys a large plot of over 1.29 acres, just minutes from Bembridge Beach.

The house features white rendered exteriors and a clay peg tiled roof, preserving its period charm with details like arched doorways, timber finishes, and architraves. Modern upgrades include a high-end kitchen and new double-glazed windows. Set over three floors, Farm Lane House includes seven bedrooms and five bathrooms, three of which are ensuite. The reception rooms feature deep bay windows, original flooring, and beautiful garden views.

**Covered Porch/Vestibule** Featuring original Edwardian timber doors with diamond-shaped glass inserts and a south facing courtyard.

**Entrance** With tiled flooring and ample space for coat storage.

**Bathroom** Tiled floors and walls, a panelled bath with a shower attachment, a wash basin and W/C.

**Dining room** Brightened by its south-eastern orientation, this room boasts an original fireplace with a log-burning stove, alcove cupboards, spot lighting, and dual aspect windows that overlook the kitchen/breakfast room.

**Kitchen** A modern kitchen with a glazed extension offering plenty of natural light from its southerly aspect. It includes under-counter and wall-mounted storage, glass splashbacks, Corian countertops, two integrated AEG ovens with a grill, an integrated microwave, washing machine, dishwasher, and a breakfast bar island with an AEG five-ring gas hob and extractor, and an American-style fridge-freezer. Currently configured as a snug, the space could easily accommodate a breakfast table for family meals.

**Conservatory/Sun Room** Off the kitchen there is a delightful sun room with double doors out to the garden or onto the paved terrace which has been used as a dining room or entertaining space during recent years.

**Sitting room** Set within a deep bay on the southern side of the house, this lovely reception room features an original fireplace with a tiled hearth and a red enamel painted log-burning stove, picture rails, and views of the garden.

### First Floor

A wide staircase with a hand-carved rail leads to the first floor, which includes four spacious double bedrooms and three bathrooms. Each bedroom offers a distinct garden view with large windows allowing ample light. The principal suite has triple aspect windows with stunning views, built-in wardrobe storage, access to a south-facing balcony, and a modern ensuite with a walk-in shower, vanity unit, heated towel rail, bidet, W.C., and a separate dressing room with generous hanging and shelving space.

### Second Floor

A second staircase with a hand-carved banister leads to the top floor, featuring three additional rooms, two of which are well-suited as bedrooms. There's also a cloakroom with a vanity unit, bidet, and W.C.

## GROUNDS, GARDENS AND BUILDINGS

The house is set within private grounds with a superb southerly aspect, surrounded by mature trees offering privacy, extending to 1.29 acres. The gardens, mostly lawned, feature colourful shrub beds, specimen trees like silver birch and rhododendron, and wildflower meadows with bluebells and daffodils. A laurel hedge, tall firs, and two oaks mark the boundary. Outbuildings include a summerhouse with a patio by a small pond, a kitchen garden with raised beds and greenhouse, and a workshop. There is also a detached wooden garage. A gravel driveway provides parking for the house and separate units, each with a gated entrance from Forelands Farm Lane.

## THE APARTMENTS

### Mariners Cove

Located off the front courtyard, this ground floor apartment features a double aspect lounge/diner, bedroom with built in storage, kitchen and bathroom. Mariners Cover could be utilised as a holiday let or indeed could be reintegrated with the main house to serve as additional living space.

### Quarter Deck

This spacious three-bedroom home is set over three levels and is situated at the northern corner of the property, complete with a private, enclosed garden. On the ground

floor there is the lounge/kitchen/diner, w/c, and doors to the garden. On the first floor, two bedrooms and a family bathroom, and a further double bedroom on the second floor.

### Farm Lane Apartment

A well-proportioned two-bedroom apartment offering a large entrance hall, an open-plan, triple aspect living area, a fully fitted kitchen, and a bathroom.

### Knotts Landing

A maisonette located on the first floor with a private entrance, this two-bedroom apartment includes a double bedroom, a bathroom, a kitchen, and an open-plan dining and living area.





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# GENERAL REMARKS

## Method of Sale

Farm Lane House is offered for sale by private treaty as a whole.

## Tenure

This property is offered Freehold and vacant possession will be given on completion. The apartments are let under assured shorthold tenancies and copies of those are available from the sole selling agents.

## Rights of Way

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

## Council Tax/ Business Rates

Farm Lane House: Rating G

Quarter Deck: Rating C

Knotts Landing: Rating B

Farm Lane Apartment: Rating B

Mariners Cove: £1600 however the vendor claims small business relief.

## EPC

Farm Lane House & Mariners Cove: Rating D & C

Quarter Deck: Rating D

Knotts Landing: Rating C

Farm Lane Apartment: Rating C

## Access

Access can be made to the property from Forelands Farm Lane. To the property, there are two separate vehicular access points one directly into the main house and the other into the apartments.

## IMPORTANT NOTICE

BCM Wilson Hill 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 Wilson Hill or their clients. Neither BCM Wilson Hill 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 Wilson Hill tested them.

## Services

The property is connected to mains electricity, water, and drainage. The house is heated by a gas-fired boiler located in the first-floor dressing room, with a pressurised tank and radiator distribution. There is an emersion heater on the second floor. Each apartment has its own metered service media and Mariners Cove is equipped with electric heating.

## Broadband

Ultrafast available - 900m Mbps

## 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.

## Local Authority

Isle of Wight Council

## 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 miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

## Ancillary Dwellings

Holiday let information and accounts are available by request from BCM Wilson Hill.

## 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.

## Postcode

PO35 5TJ



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## Viewings

Viewings strictly by appointment with BCM Wilson Hill.

## Selling Agent

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 February 2025 + photographs taken July 2023.



**Isle of Wight**

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