



COMPTON FIELDS FARMHOUSE

Atherfield Bay, Nr Chale, Isle of Wight, PO38 2JH





SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

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An extremely rare opportunity to acquire a farmhouse, with a range of traditional buildings (with potential for alternative uses stpp), and agricultural/pastureland extending to 9.44 acres (3.82 ha), set within a superb coastal location.

Ground Floor

Entrance Hall | Sun Room | Utility Room | Kitchen | Family Bathroom | Dining Room | Porch | Bedroom | Inner Hall | Sitting Room

Ground Floor - 1065.0 sq. Ft / 99.0 sq. m.

First Floor

Master Bedroom | Two Further Double Bedrooms

First Floor - 549 sq. Ft / 51.0 sq. m.

Gardens and Grounds

Greenhouse | Shed | Chicken Pens | Vegetable Patches | Stream | Front and Side Terrace | Wood Shed | Potting Shed

Buildings

Threshing Barn | Cart Shed | Store | Wood Shed with Adjoining Brick Barn | Old Stables

Yard

5750 sq. Ft of yardage

Land

Grass Paddocks extending to 1.41 acres | Woodland/Stream extending to 0.41 acres | Agricultural Land extending to 6.68 acres

LOCATION

Compton Fields Farmhouse is set in an idyllic location, with no immediate neighbours, at Atherfield Bay between Chale and Brighstone on the Isle of Wight, situated just off the Military Road along a privately owned drive leading to the property.

Compton Fields Farmhouse is available on the open market for the first time in over 60 years with no onward chain and is situated within the Isle of Wight National Landscape (previously known as the Isle of Wight Area of Outstanding Natural Beauty) enjoying spectacular views towards its own land & in some areas, towards Brighstone Bay.

Compton Fields Farmhouse is approximately 500m from the Coastal Footpath leading to Shepherds Chine with stunning sunset views of the Needles. Shepherds Chine and the neighbouring Compton Beach are popular with swimmers, surfers and kite-surfers and form part of the island's Heritage Jurassic Coastline.

Brighstone village (approx. 2 miles) offers local shopping facilities, doctors' surgery, and Primary school. 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





COMPTON FIELDS FARMHOUSE

Compton Fields Farmhouse is a non-listed, thatched property steeped in history with a number of additions to the original house. Owned by the current family for over 60 years, it is now unexpectedly available.

The property offers great potential for income earning if required, or indeed a superb hobby farm with the benefit of the farmhouse, a range of traditional buildings and land.

Ground Floor

Entrance Hall

Entrance Hall from the front courtyard with the sun room and utility on either side and flagstone floor.

Sun Room

Dual aspect room with views over the front garden and courtyard.

Utility Room

Good sized utility with wash hand basin and plumbing installed with internal coat and boot store.

Kitchen

Dual aspect kitchen overlooking the front and rear gardens. Integral appliances including AEG induction hob, ellica fan and Thermecon Boiler. The kitchen has timber cupboards and worktops.

Inner Hall

Off the kitchen there is an inner hall with tiled flooring leading through to the other side of the property.

Family Bathroom

Good sized family bathroom with bath, shower, toilet, sink and view over the front of the property.

Bedroom Four

Dual aspect double bedroom with views over the stream.

Dining Room

A spacious dual aspect dining room with views to the rear and side garden with stable door.

Sitting Room

A spacious sitting room with open fireplace with bay window seat overlooking the rear garden.

Rear Porch

Leading to the rear garden, useful for boots and coats before entering the main house.

Stairs up to the first floor.

First Floor

Landing

Large landing with feature beams and built in storage.

Master Bedroom

A good sized master bedroom with views over the front garden and built in storage. This room benefits from spectacular views towards Brighstone Bay, house gardens and paddock. It has a partial vaulted ceiling and sink.

Bedroom 2

A double bedroom with sink and built in cupboards, partial vaulted ceilings and views to Brighstone Bay, house gardens and paddock.

Bedroom 3

A double bedroom with built in cupboards, sink, with partial vaulted ceilings and feature beams.

GARDENS AND GROUNDS

The gardens and grounds are mostly laid to lawn, overlooking agricultural fields, with some herbaceous borders and a vegetable garden, greenhouse and shed.

The property enjoys a wraparound paving and stone terrace area.

Compton Fields Farmhouse benefits from a fresh water stream to the west of the property, under a sheltered belt of woodland with a pedestrian bridge access to adjoining paddock.

To the south of the property, behind the old stables, there is a wood shed and potting shed and parking for several cars.

BUILDINGS

Old Stables

A well built pair of old stables measuring 10m x 6.5m, set over two floors. The building is of brick construction with a newly installed roof and restored brick/stone walls.

On the ground floor, the building comprises a meeting / games room on one side and with a separate workshop and office on the other.

The stables benefit from a first floor which is boarded with a window overlooking the agricultural fields forming part of the property.





Threshing Barn and Cart Shed

A vast threshing barn set over two floors, with extension, currently used for machinery storage and repairs, measuring 360m² including a cart shed. The Threshing Barn is of brick construction with many original roof timbers. The barn was once thatched which was replaced with asbestos cement roofing sheets in the 1960s.

Internally, the threshing barn and the extension, are split into several sections with a separate timber lean to and wood store. The Threshing Barn has a flagstone floor and is currently occupied by a tenant under a license.

The cart shed is used for domestic storage purposes and adjoining this there is a machinery store and wood shed.

NB: The mezzanine floor in the threshing barn is owned by the tenant and existing steel frame will be removed before completion should the purchaser not extend the tenants license.

YARD

There is approximately 5750sq.ft of external yard, with shipping containers (owned by the tenant) and external shed.

PASTURELAND

There are two paddocks at Compton Fields Farmhouse. The larger of the two is situated to the north of the garden stream, with access by foot from the house, or, by vehicles from the Military Road with an all purpose right of way over third party land. This paddock is fenced with a newly erected stock fence, and extends to approximately 0.90 acres.

To the south-west of the threshing barn there is a further paddock extending to 0.50 acres, again fenced on all sides with access from the driveway and the Military Road.

FARMLAND

Situated to the south-east, there is approximately 6.68 acres (2.70ha) of agricultural land, historically let to a local farming family on a Farm Business Tenancy (FBT) producing arable crops now in stubble.

The Provisional Agricultural Land Classification confirms that the land is Grade 3 and soil type is clay.



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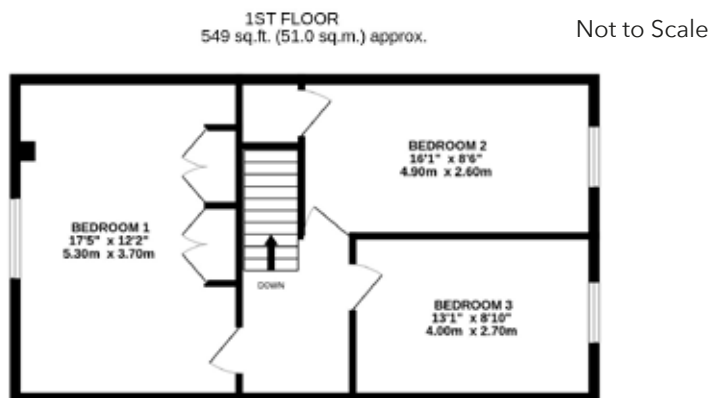
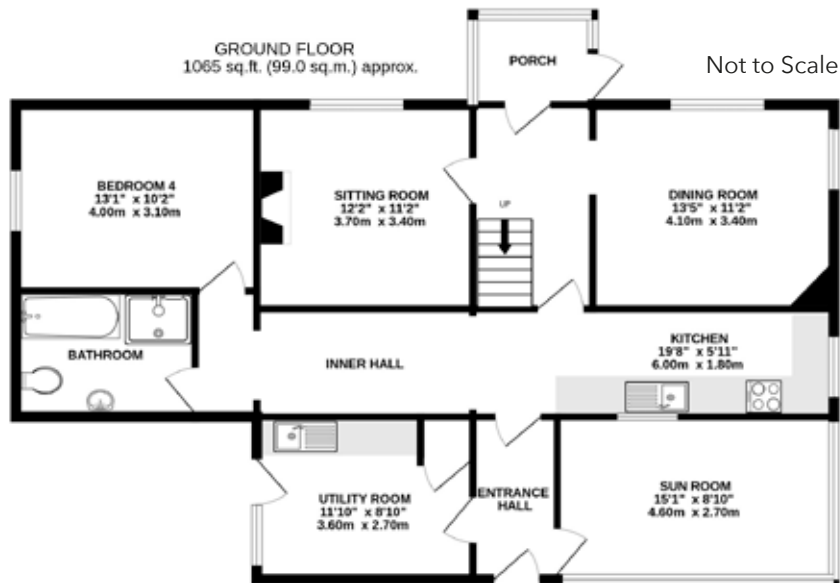


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TOTAL FLOOR AREA : 1614 sq.ft. (150.0 sq.m.) approx.

Sale Plan - Not to Scale



IMPORTANT NOTICE

BCM Wilson Hill 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.
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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.

GENERAL REMARKS

Method of Sale

Compton Fields Farmhouse is offered for sale by private treaty.

Rights of Way

There are no private rights of way over the property. There is a public bridleway that runs west to east along a short section of the driveway before entering onto the agricultural land within ownership.

Access

The farmhouse and buildings are accessed from the public highway, Military Road along a private driveway leading to the property.

The agricultural land is accessed off the public highway, Military Road.

The larger paddock is accessed via third party land opposite Shepherds Chine off the Military Road

Services

The farmhouse is connected to mains water, mains electric and heating via oil fired boiler. The drainage is connected via a private drainage system (cesspit). The stream in the garden of the house benefits from extraction rights subject to Environmental agency approval.

Some of the buildings are connected to mains water and mains electric. The threshing barn has a hot water heater on the first floor.

The land benefits from a mains water connection and so too does the house garden.

Broadband

The property is connected to BT Broadband with an upload and download speed of 1 and 3 Mbps respectively.

Tenure and Possession

Freehold with vacant possession upon completion, subject to the licenses listed below.

Tenancies

The threshing barn and yard is currently occupied by a tenant under a license. The tenant pays £120 per week and the license expires on 1st January 2026. Further details are available from the sole selling agent.

The farmland was historically let to a local farming family on a Farm Business Tenancy (FBT) however this has not currently been extended owing to the sale.

Title

A small area of land within ownership is unregistered and will be registered by the vendors solicitors before completion. Further details are available from the sole selling agent.

Building Safety/Asbestos

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

Due to the nature of the property, viewings must be accompanied with the sole selling agent and suitable footwear must be worn with viewers being cautious of the stream.

Council Tax

The Farmhouse: F

Inventory

There is an inventory available from the selling agents in respect of the tenants plant, machinery and vehicles.

EPC:

The Farmhouse: E

Buildings – An exemption certificate is available from the selling agents.

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 popes whether referred to in these particulars or not.

Local Authorities

Isle of Wight Council

Sporting, Timber and Mineral Rights

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

Postcode

PO38 2JH

What3Words

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Local Planning/Designation

The farmhouse nor any of the buildings are not listed. The property is within the Isle of Wight National Landscape (IOWNL) previously called the Area of Outstanding Natural Beauty (AONB).

Flooding

Part of the property closest to the stream is flood zone 2 and flood zone 3.

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.

Health and Safety

Given the potential hazards of a 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 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.

Viewing

Viewings strictly by appointment with BCM.

NB: These particulars are as at April 2025. The photos range from September 2024 to March 2025.

Selling Agent

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