



# DEACONS FARM

Deacons Lane, Asheys, Ryde PO33 4BT







SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



# DEACONS FARM

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A secluded, yet accessible residential farm including a refurbished and extended farmhouse, separate holiday cottage, agricultural buildings, equestrian buildings, pastureland, in all extending to 14.75 acres. Available as a whole, or in two lots.

- Recently refferbished
- 4 Bedrooms
- En suite bathrooms
- Separate 2 bedroom holiday cottage
- Agricultural buildings
- Equestrian facilities
- Pastureland
- 14.75 acres
- Close to Ryde School
- Close to Havenstreet Steam Railway

Whole - £1,490,000 (Offers In Excess Of)

Lot 1 - £1,195,000

Lot 2 - £295,000



## FARMHOUSE

### GROUND FLOOR

The main entrance welcomes you into the entrance hall with a feature staircase to the first floor. The hall leads you into the open plan kitchen and dining room with parquet flooring, a larder, wood burning stove and with access to the patio and garden. The utility room is accessed off the kitchen, with a W/C and stable door leading to the garden. To the southern end of the ground floor, you will find a dining room and study leading to the impressive lounge. This section of the property provides a great family area, and perfect for entertaining, offering access onto the large terrace via triple aspect sliding doors, creating an al-fresco style experience and filling the lounge with plenty of natural light.

### FIRST FLOOR

The first floor is accessed via the staircase off the ground floor entrance hall, historically being the extension onto the original farmhouse. The first floor showcases four well-sized bedrooms. The master suite provides a dressing area and modernised en-suite wet room. All bedrooms enjoy far reaching views of the grounds. There is also a large family bathroom and office.

## DEACONS FARM LODGE

Deacons Farm Lodge is an impressive two-bedroom new build lodge situated within the grounds of Deacon Farm. Set across one floor, the lodge is built to a high standard and welcomes you into the spacious open plan kitchen, living and dining room. The open plan layout boasts a high ceiling and is filled with plenty of natural light enhanced by two sets of double doors leading onto the large balcony with stunning rural views including the IW Steam Railway passing by. The kitchen provides white granite worktops, subtle grey units and an island. The lodge also provides two well-sized double bedrooms, one with en suite W/C, utility room and a modern style wet room.







## BUILDINGS

Set within proximity to the farmhouse and lodge are several useful domestic buildings, including a well-built, garage/workshop, tractor store and car port for two vehicles including an electric car charger.

## GARDENS AND GROUNDS

Approached over a gravel drive with parking for several vehicles, a stone-paved path leads to the farmhouse through the mature lawned gardens edged with herbaceous borders and mature beds containing specimen trees and shrubs including liquid amber, paulownia, copper acer, judas tree and kumquat. The lawns extend around the south and east of the farmhouse rising to the top lawn with wildflower area, garden with raised beds and greenhouse with areas of top fruit as well as a number of mature orchard trees and sitting areas.



## EQUESTRIAN BUILDINGS & LAND

The farm comprises a separate equestrian smallholding extending to approximately 10.70 acres (4.33ha) referred to as Ashy Common Stables. The land comprises several grass paddocks, several field shelters, vehicular access from the main road (Deacons Lane).

There are a number of equestrian buildings including stable block, hay store & pole barn.





## SITUATION

Deacons Farm is situated within the hamlet of Ashey, on the outskirts of Ryde. The position of the property is off Deacons Lane, surrounded by glorious rural countryside. The situation offers a range of public footpaths and bridleways to explore from the doorstep including views towards the famous IW Steam Railway providing an impressive backdrop from the grounds.

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.





# GENERAL REMARKS AND STIPULATIONS

## METHOD OF SALE

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

NB: Lot two will not be sold until Lot one has transacted.

## TENURE

Freehold with vacant possession on completion.

## RIGHTS OF WAY

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

## EPC

House – C  
Lodge - C

## COUNCIL TAX

House – F  
Lodge – D  
Business Rates – The Lodge is Rated with a Rateable Value of £6,100 per annum.

## ACCESS

The farmhouse, lodge and agricultural buildings are all accessed directly from the public highway, Deacons Lane (west). The equestrian yard & paddocks can be access via the main drive, or, separately, there is a vehicular access via a 5 bar gate off Deacons Lane (east).

## SERVICES

Farmhouse – The farmhouse is connected to mains water and electric and heated by a recently installed Air Source Heat Pump. Drainage is connected via a septic tank. The property benefits from solar panels however not currently connected to a feed in tariff.

Lodge – The cottage is connected to mains water and electric with LPG heating. The lodges benefits from a recently installed package treatment plant. The water and electric are separately metered from the house.

Buildings – The buildings are connected to mains water and electric. One of the buildings has an electric car charger installed.

Land – The land benefits from a mains water connection

## BROADBAND

Standard (4Mbps)

## 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.

## PLANNING

The property is outside of the Isle of Wight Area of Outstanding Natural Beauty and the Property is not listed. The holiday lodge 'Deacons Farm Lodge' cannot be sold away separate from the farmhouse, as per a condition on the planning consent.

## LOCAL AUTHORITY

Isle of Wight Council

## POSTCODE

PO33 4BT

## WHAT3WORDS

variances.trackers.crescendo

## 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.

## VIEWINGS

Viewings strictly by appointment with 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.

## SELLING AGENT

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

### 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.
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  - 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.





**Isle of Wight**

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