



SHIRLEYS FARM

Yafford, Newport, Isle of Wight PO30 3LH





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A residential farm, situated in a sought after location, including a characterful stone farmhouse, two holiday cottages, additional buildings (including extant planning permission for an annexe), pastureland, in all extending to about 7.50 acres.

Shirleys Farm - Farm House

Ground Floor: Porch | Inner Hall | Sitting Room | Living Room | Dining Room | Kitchen | Sun Room | Utility | W/C

Ground Floor - 1,346 sq. Ft / 125. sq. m. (approx.)

First Floor: Landing | Master Bedroom with En-suite | Double Bedroom with En-Suite | Double Bedroom | Double Bedroom | Family Bathroom

First Floor - 1,125 sq. ft / 104.5 sq. m. (approx.)

Gardens and Grounds

Private Driveway | Formal front and rear Lawned Gardens | Rear Terrace | Woodland Area | Pond

Buildings

Machinery Store | Tractor Store | Garden Shed | Log Store | Potting Shed | Garden Store | Workshop | Yard Area | Footings laid for granny annexe

Willow Cottage

Ground Floor: Kitchen and Living Area | Shower Room

First Floor: Large Dual Aspect Double Bedroom

Pond Cottage

Ground Floor: Large Entrance Hall | Kitchen | Lounge | Shower Room

First Floor: Two Large Double Bedrooms | Bathroom

Land

Substantial grass paddock extending to 5.80 acres (2.35ha) with glimpses towards The Needles.

Guide Price - £1,395,000



SALES & LETTINGS | PLANNING & DEVELOPMENT | RURAL CONSULTANCY | ARCHITECTURE & DESIGN

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LOCATION

Shirleys Farm is set in a peaceful location, on the South West Coast of the Island just a short distance from Shorwell Village Centre. The holding 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 Brighstone downs and the Needles.

Close by is Brighstone with its range of services including a shop, pub, primary school, doctors' surgery, church and café. The hamlet of Brook is close by, with access to miles of sandy surfing/ walking beaches and the famous Jurassic & Heritage Coastline. The historic Georgian harbour town of Yarmouth with its mainland regular ferry link is within a 20 minutes' drive as is the central town of Newport with a wide range of services.

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.



SHIRLEYS FARMHOUSE

A detached, non-listed four bedroom stone farmhouse set within well kept gardens and grounds.

Porch

A formal entrance with Flagstone flooring.

Inner Hall

A practical and central hallway providing access to the main living areas & first floor via the grand oak staircase.

Sitting Room/Office/Dining Room

An inviting space featuring ash flooring, wood panelling and two large windows overlooking the front garden, flooding the room with natural light. Accessible from both the hallway and living room.

Living Room

A well proportioned living space has ash flooring and French doors opening onto the stone-paved wrap-around patio. It also features traditional Multi Fuel Log Burner set within a rustic exposed stone and redbrick chimney.

Dining Room/Family Room

A characterful space with access through to the Sun Room, allowing for a natural flow of light and connection between the two rooms.

Kitchen

This farmhouse style kitchen comprises a semi-open plan layout, divided by a half-height wall. An Oil Fired AGA is set within a striking floor-to-ceiling exposed red brick and stone surround, complimented by exposed feature timber beams overhead. Extensive pine cabinetry provides generous overhead and under-counter storage, and windows to the front allow for plenty of natural light.

Sun Room

A stunning feature of the home, this elegant Sun Room showcases beautiful pine flooring and expansive views over the rear grounds. Flooded with natural light, the space is crowned by a vaulted glass ceiling supported by exposed oak beams. French doors open directly onto the paved, wrap-around stone patio.

Utility Room

Practical and well-appointed, the utility room includes a classic butler sink and ample space for laundry and storage. A door provides direct access to the side of the property.

W/C

A well-appointed downstairs loo with sink, mirror and radiator.

First Floor

SALES & LETTINGS

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RURAL CONSULTANCY

ARCHITECTURE & DESIGN

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Landing

An open and airy space featuring built-in window seating.

Master Bedroom

A well proportioned master bedroom enjoying splendid views over its own land, Brighstone Downs and towards The Needles. This room benefits from a well-appointed en-suite bathroom.

Bedroom Two

A comfortable double bedroom featuring carpeted flooring and large windows overlooking the front of the property.

Bedroom Three

A spacious dual-aspect double bedroom, offering views to the rear of the property. This well-appointed room includes an ensuite shower room and integrated storage.

Bedroom Four

A charming small double bedroom with views overlooking the paddock and the West of the Island.

Second Floor

The second floor benefits from a large partially converted room with rooflights suitable for further accommodation if required.

GARDENS AND GROUNDS

The residential gardens and grounds extending to about 1.50 acres. The front garden is laid to lawn, with a stunning stone wall enclosing the front garden from the private gravel driveway. To the East, there is a small pond, with recently installed, hand built, of Original Island Stone construction sluice with sluice gates, with wrought iron fencing facing the road. There is a small, wooded area near the pond which provides plenty of timber as well as shelter during the warmer months. The private driveway contains a historic well, and has space for several vehicles.

To the rear of the property, accessible either side of the farmhouse, there is a well maintained stone rear terrace area, with doors leading from the sunroom, vegetable patch, compost area, fruit cage and access to the wider land.

BUILDINGS

Situated to the south of the farmhouse, there is a small yard, elevated on higher ground, including a several well-maintained outbuildings. There is also an area where footings



have been constructed for the planning permission, granted under reference 21/02507/FUL for the “proposed conversion, alterations and extension of outbuilding to form self-contained annexe” which is now extant following commencement.

The buildings comprise a large brick-built worktop (14m x 6m) with concrete floor and with an adjoining garden store, a further store (5m x 18m) split into several bays including a tool shed, two log stores, potting shed, tractor store and machinery store, a further potting shed, and, a newly roofed car port, providing undercover space for cars, with adjoining large machinery store with concrete floor.

WILLOW COTTAGE AND POND COTTAGE

**Willow Cottage - Ground Floor
Kitchen/Living Area**

A practical and inviting space with carpeted and pine flooring throughout, and ample cupboard storage. There is also an open dining area.

Shower Room

A suitably located downstairs shower room.

**First Floor
Bedroom**

A Dual Aspect Double bedroom with ample integrated storage.

**Pond Cottage - Ground Floor
Kitchen**

Worktops and integrated appliances make this a useful space.

Lounge

An inviting living space with views over the gardens.

Shower Room

A suitably located downstairs shower room.

**First Floor
Bedroom One**

Good size double bedroom with views over the front, with integrated storage.

Bedroom Two

Good size double bedroom with views over the front, with integrated storage.

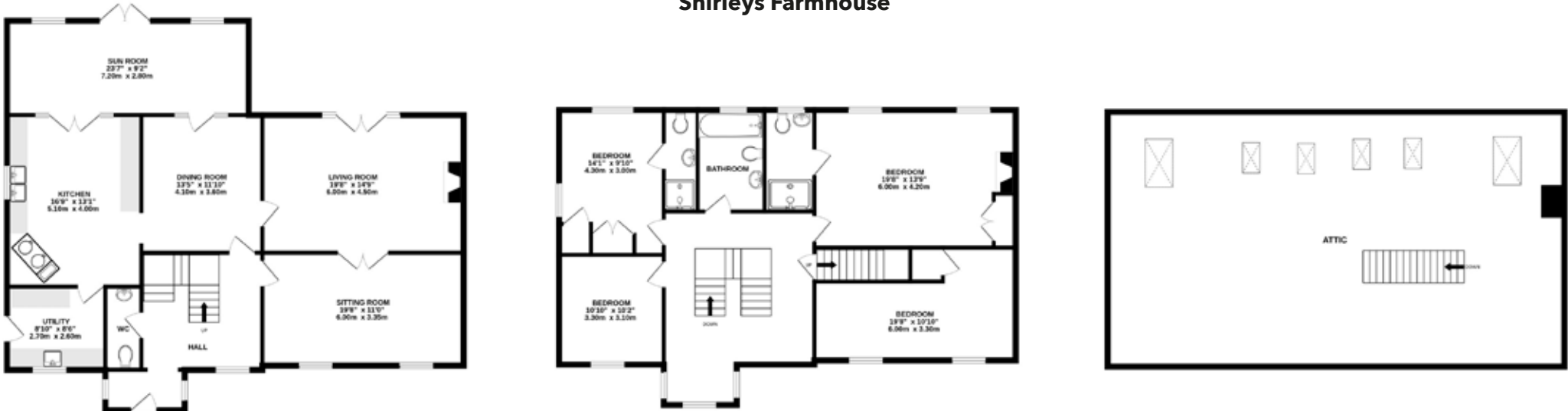
Gardens

Each property benefits from undercover parking, a good sized rear garden and outdoor sitting area.

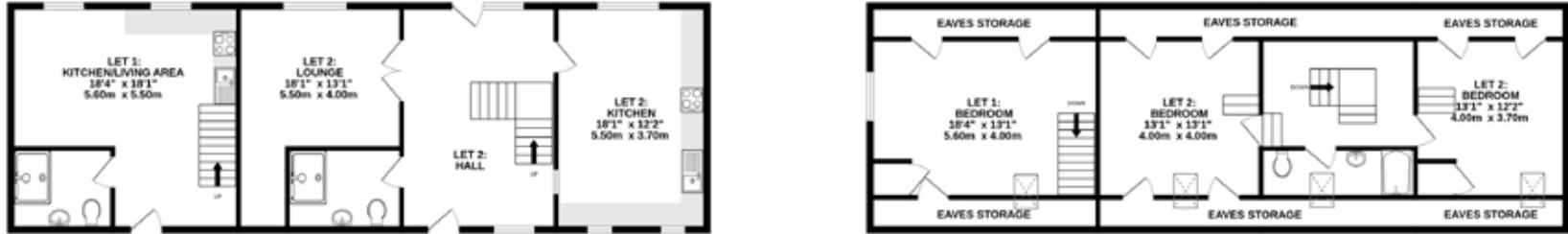
LAND

Situated to the West of the property is one large paddock reaching almost 6 acres, secured with stock proof fencing and mature hedgerows.

Shirleys Farmhouse



Holiday Lets



Floorplans are 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:
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.
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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.

GENERAL REMARKS

Method of Sale
Shirleys Farm is offered for sale by private treaty, as a whole.

Rights of Way
There are no public or private rights of way over the property.

Access
The property is accessed from the public highway, Chine Lane over a private driveway.

Services & Broadband
The Farmhouse is connected to mains water, mains electric, private drainage (septic tank) and Oil-Fired Central heating. WIFI is connected with BT Broadband. The vendor has constructed a sluice with sluice gates with Permits Approved by the Environmental Agency and Isle of Wight Council.

The cottages are connected to mains water, mains electric, private drainage (septic tank) and LPG Fired Central Heating.

Some of the buildings are connected to mains water, a sub-surface irrigation system in the field, mains electric and connected to the private drainage system.

Tenure & Possession
Freehold with vacant possession on completion.

Building Safety/Asbestos
The property may contain 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.

Council Tax/Business Rates
House - Council Tax Band - G
Rateable Value as follows:
Willow Cottage - £1,425
Pond Cottage - £2,850
Vendors claim small business relief (SBR)

EPCS
The House - D
Cottages - Exempt
Buildings - Exempt

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.

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

Postcode
PO30 3LH
What3Words
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Planning
The holiday cottages are restricted to holiday use only, however, there is no limit to the number of days per year so long as an up to date register is maintained.

Plans Areas and Scheduled
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 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.

The items in the holiday cottages are available by separate negotiation.

Viewings
By appointment with BCM Wilson Hill only.

Selling Agent
Thomas Dawson
BCM Wilson Hill - Isle of Wight Office
Red Barn, Cheeks Farm
Merstone, Merstone Lane
Isle of Wight, PO30 3DE
T - 01983 828807

NB These particulars are dated June 2025 and photographs are dated May 2025.



Isle of Wight

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