



GATEHOUSE FARMHOUSE

Gatehouse Road, Asheys, Isle of Wight, PO33 4BJ



GATEHOUSE FARMHOUSE

Ashey, Isle of Wight

A substantial and attractive eight-bedroom farmhouse retaining many original features with a two bedroom annexe, extensive gardens and pond.

Situated on the edge of Ryde enjoying a quiet, countryside outlook and far reaching views across surrounding countryside to East Wight. Close to shops and restaurants with excellent transport links to the rest of the Island and the Mainland.

MAIN HOUSE

Gatehouse Farmhouse

Entrance porch • Dining Room with open fireplace • South-facing Sitting Room with open fireplace • Garden Room • Scullery with flagstone flooring • Kitchen with Aga oven cooker • Home Office • Boot Room • Separate utility area and storage • First floor Family bathroom • Four double bedrooms • Two further second floor double bedrooms • Two single bedrooms • Extensive mature gardens • Separate Orchard • Garage

ANNEXE

Kitchen • Sitting Room with open fireplace • Double Bedroom • Single Bedroom • Family Bathroom

For sale by private treaty





HISTORY

Gatehouse Farmhouse was built in its current style in the early Victorian era as a substantial expansion of a much older dwelling, some of which is evident on the Eastern side of the house. It had two large wings either side of the front aspect making the building E shaped.

The property is reputed to have been visited by Queen Victoria and The Prince Consort when they used to visit the shooting lodge at Beanacre Farm a short distance south of Gatehouse Farmhouse possibly using the pond to water their horses.

Gatehouse Farmhouse was part of the large Brigstocke Estate until it was sold in 1921 with 84 acres, farm buildings and a cottage.

The farm was purchased by the vendors in 1962 who converted the oldest part of the house into an annexe circa 1964. This became a holiday let and was operating until recently. The adjoining farm has diversified into an equine business run by the vendor's family.

LOCATION

The Isle of Wight, situated off the South Coast of England, is becoming an ever-more popular location for permanent and second homes. Made popular by Queen Victoria, who had her maritime residence at Osborne, the Island is famous for sailing in the Solent; for Cowes Week; for its beautiful coastline

including sandy beaches and The Needles; spectacular countryside and long sunshine hours. Communication and transport links are excellent; regular car ferries connect with the national motorway network and fast catamarans have connections via Southampton and Portsmouth with direct trains to London Waterloo which can be reached within 2 hours of leaving the Island shore. Government-funded schools are numerous and independent schools (Ryde School and Priory School) thrive on the Island with some children attending prep and public schools on the mainland

Ryde is the largest town on the Isle of Wight and has an array of fine Georgian and Victorian buildings, pubs, restaurants, a sea front promenade, marina, shops and entertainment. Ryde has 6 miles of beaches and shallow coastal waters which is ideal for swimming. Reaching almost half a mile, Ryde Pier is one of the oldest piers in the country.

This is considered the gateway to Ryde as the Wightlink Catamaran operates from Portsmouth to the end of the pier and there is also a direct train from the pier through to Shanklin. To the East of Ryde there are the popular sailing villages which include, Seaview, St Helens and Bembridge. To the West of Ryde is Newport which is the main shopping district with many popular high street shops.



GATEHOUSE FARMHOUSE

Gatehouse Farmhouse is entered via a feature entrance porch with original tiling. This leads through to a central hallway with the original staircase rising up to the 1st & 2nd floors. Either side of the hallway is the south facing dining room and principal reception room with connected garden room. To the rear of the house is a kitchen, scullery, larder and office. The main staircase leads to the first floor. There is a second staircase within the annexe.

On the first floor the accommodation comprises a master bedroom, two further double bedrooms and a single bedroom. There is also a family bathroom with bath and shower.

On the second floor, there are two large double bedrooms and two single bedrooms.

THE ANNEXE

The eastern portion of the main house is arranged as a separate annexe with its own exterior door and connecting doors to both ground floor and the first floor. This accommodation consists of a kitchen and sitting room, with stairs leading to the first floor. On the first floor there is a double bedroom, a single bedroom, and a family bathroom.

The full layout of the house is shown in the floor plans contained in these particulars.



THE GARDENS

The property has the benefit of extensive mature gardens, including a separate orchard surrounded by mature privet hedges, lawned areas with shrubs and trees, and an enclosed patio area. Additionally there is an attractive pond surrounded by mature trees and a substantial weeping willow.

ACCESS

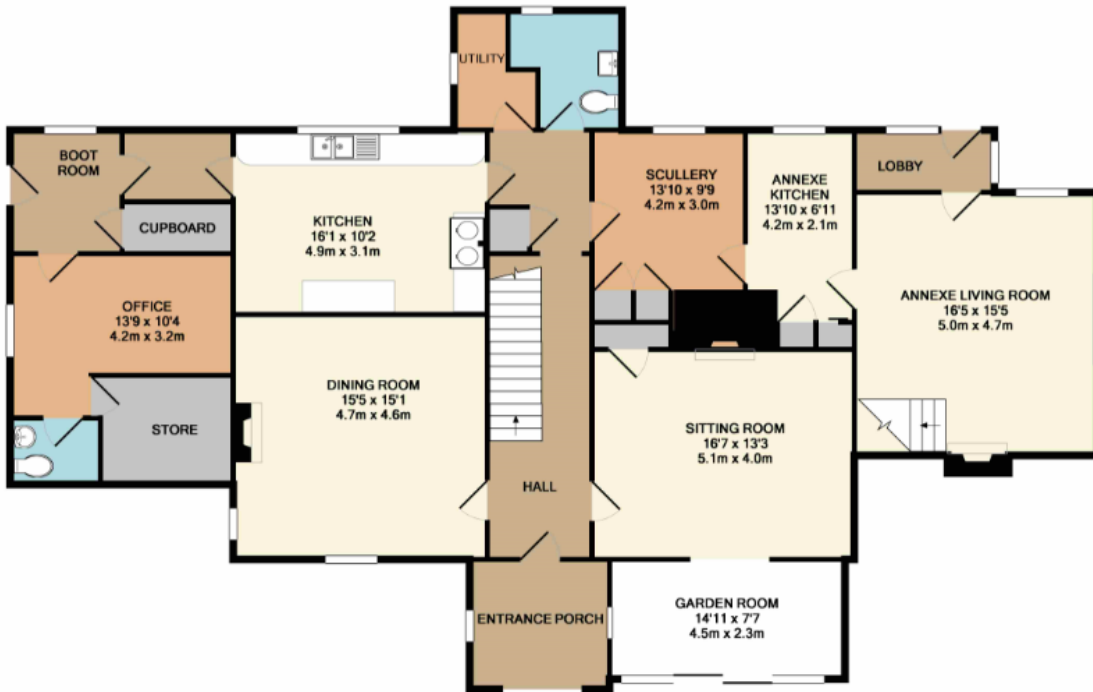
The property is accessed from Gatehouse Road, via a private gravel driveway.



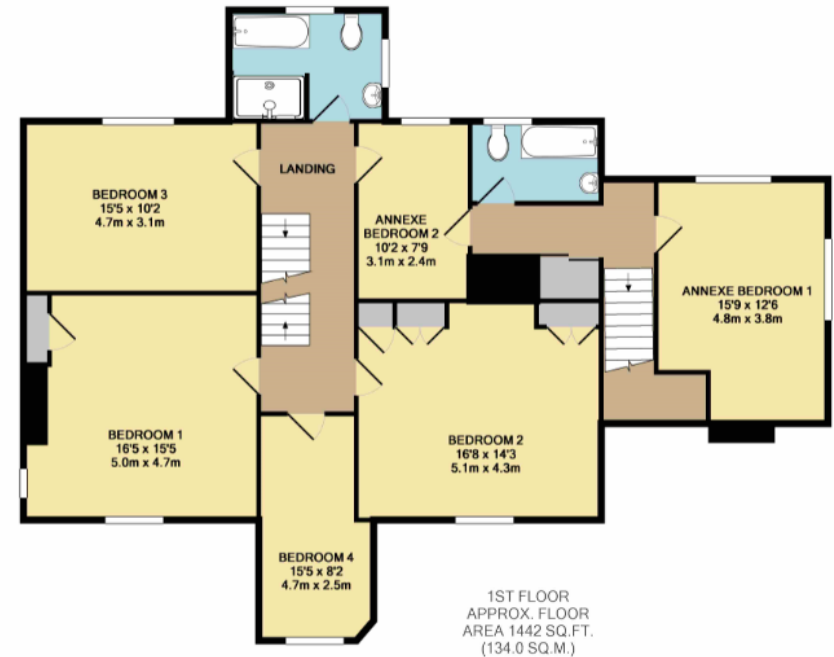


GATEHOUSE FARMHOUSE

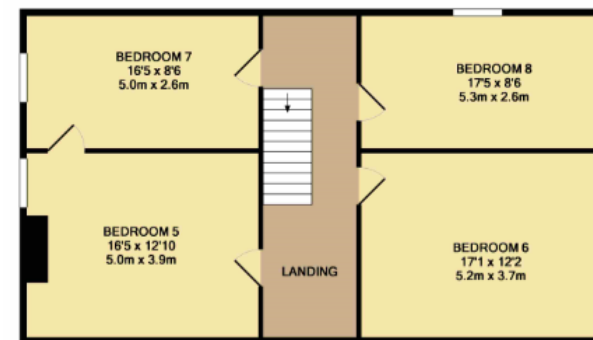
FLOOR PLANS



GROUND FLOOR
APPROX. FLOOR
AREA 1937 SQ.FT.
(179.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1442 SQ.FT.
(134.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 862 SQ.FT.
(80.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 4240 SQ.FT. (393.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019

GENERAL REMARKS AND STIPULATIONS

Method of sale

The property is offered for sale by private treaty.

Services

Mains water and electricity. Private drainage - located on land retained by vendor. Gas supply in road with Oil Fired Aga.

Local Authority

Isle of Wight Council, tel: 01983 821 000, iwight.com

Council tax

Council Tax Band G

Tenure

The property is being sold freehold.

Planning

The property is outside of the Area of Outstanding Natural Beauty and the property is not listed.

Post Code

PO33 4BJ

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

Land

There is paddock land adjacent to the house which could be available by separate negotiation.

Buildings

There are agricultural and equestrian buildings to the west of the farmhouse that could be available by separate negotiation. Further details are available from the selling agents.

Directions

The Isle of Wight is easily accessed by ferry from Portsmouth (Fishbourne), Southampton (Cowes) and Lymington (Yarmouth).

Additional passenger only ferry services operate between Portsmouth and Ryde, Southampton and West Cowes. From the ferry terminal at Fishbourne, turn right and follow Fishbourne Lane to the traffic lights, then take a right onto the A3054 (Kite Hill). After 0.4 miles, turn left onto Firestone Copse Road. Continue for 1.3 miles, then bear left onto Main Road. After 0.3 miles, bear right onto Stroud Wood Road (not Newnham Road or Rowlands Lane). Follow this road to Upton, then at the cross-roads turn right into Gatehouse Road. Continue for 0.7 miles—this will take you to Gatehouse Farmhouse, the entrance driveway is marked by substantial brick pillars 100 yards after the farm entrance.

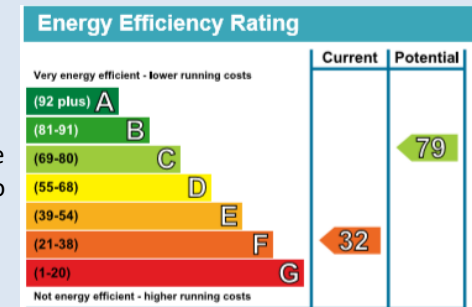
Viewings

Strictly by appointment with BCM only.

Fixtures and fittings

BCM will supply a list on request 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 in these particulars.

NB These particulars are as at December 2019. Please check with BCM to make sure they are the most up to date version. Photographs were taken in June 2019.



IMPORTANT NOTICE

BCM 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.
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- 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.
- 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 tested them.



WINCHESTER

BCM, The Old Dairy, Winchester Hill, Sutton Scotney,
Winchester, Hampshire SO21 3NZ
T 01962 763 900 E info@bcm.co.uk

ISLE OF WIGHT

BCM, Red Barn, Cheeks Farm, Merstone Lane,
Merstone, Isle of Wight PO30 3DE
T 01983 828 805 E iow@bcm.co.uk

OXFORD

BCM, Ouseley Barn Farm, Ipsden,
Wallingford, Oxfordshire OX10 6AR
T 01865 817 105 E oxford@bcm.co.uk