



DOWNSVIEW LODGE

Whitehouse Road, Porchfield, Isle of Wight, PO30 4LJ





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A superb opportunity to purchase a smallholding with fantastic views set in an elevated position, including a spacious three bedroom bungalow and well-built stables set within 14.57 acres of pastureland. Downsview Lodge is available as whole or in two separate lots.

Guide Price - Whole - £630,000

Lot 1 - £540,000

Lot 2 - £90,000 (Bare Land)

DOWNSVIEW LODGE

Lounge with fireplace | South Facing Garden Room | Large Kitchen/Dining Room

Hallway with storage | Utility Room

Master Bedroom | Second Bedroom with En-Suite | Third Bedroom | Family Bathroom

Solar PV and Solar Water Heating

In all approximately 166m² (1776 sqft)

YARD

Purpose Built Stables | Mobile Home | Detached Garage

LAND

A single block of attractive pasture extending to 14.57 acres

GARDEN

Enclosed Garden with timber decking

For sale by private treaty

Available as a whole or in two separate lots.





SITUATION

Downsview Lodge is situated in a quiet and secluded position overlooking its own land, away from the public highway with sweeping views across the West Wight to Tennyson Down. The rural location still has the convenience of being within easy reach of mainland ferry connections at Cowes 4.5 miles (10 minutes) and Yarmouth 8 miles (15 minutes) – both towns offering marina facilities, yacht clubs, restaurants, pubs, shops and schools. The county town of Newport is 4 miles (10 Minutes) away.

DOWNSVIEW LODGE

A well-presented and spacious (166sq.m/1791sq.ft) three bedroom detached bungalow set in an elevated position benefitting from wonderful views to Tennyson Down. The property is entered though the conservatory, into the kitchen via the main front door. The conservatory could quite easily lend itself to become an office or additional dining/sitting area. Glazed double doors lead through from the conservatory to the open plan kitchen/dining room with a range of kitchen units, and appliances including an electric hob, electric oven and

space for washing machine or dishwasher. The hallway, leading from the kitchen, is spacious and has extensive storage with a range of built in cupboards. On the other side of the hallway, the utility with external door leading to the yard includes butler sink, combination boiler and plumbing for dishwasher/washing machine. The living room, off the hallway, is dual aspect enjoying wide ranging views towards Tennyson Down and features a fireplace with tiled hearth. There are sliding double doors that lead from the living room out to the sun room, which benefits from 180 degree views across the surrounding land and countryside.

The property includes three double bedrooms (one-en-suite) with two of the bedrooms enjoying views across the countryside.

The bungalow benefits from solar water heating and separately, a solar PV array of 41.3 Kwh. These contribute significantly towards the running costs of the property.

GARDENS

The garden is south facing and features a sheltered area, laid to lawn with the benefit of decking and space for a hot tub, overlooking the adjoining land with distant views.

YARD AND BUILDINGS

The yard includes a range of well maintained and useful buildings including stables which include 2 loose boxes and a large tack room/feed store, with the benefit of Photovoltaic panels. There is also a static caravan, currently used as an office and served by mains water, electric and connected to drainage. To the south east of the property, there is a large brick-built garage, with up and over (main) door and a separate door to the north. This could be converted into alternative uses subject to planning consents.

LAND

The property (as a whole, extending to 14.93 acres) includes 14.57 acres of pastureland, with a separate road access. Lot 1 has 5.99 acres of paddock land. Lot 2 extends to just under 8.1 paddock land further to the north of the property.



GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale by private treaty.

SERVICES

The property is served by mains water and electric. Oil Fired Central heating and private drainage (to land in Lot 1). The bungalow also enjoys solar water heating and solar photovoltaic panels (PV). The PV panels supply a considerable amount of electricity to the property and generate income from feed in tariff.

TENURE AND POSSESSION

Vacant possession will be given of the whole upon completion of the sale.

PLANNING

The property is located outside of the settlement boundary of Newport and the Isle of Wight Area of Outstanding Natural Beauty.

ACCESS

Access to the property is via a private road (hatched orange on the sale plan) from the public highway. Access to Lot 2 is off Whitehouse Road, via a five bar metal gate.

LOCAL AUTHORITY

Isle of Wight Council

RATES AND COUNCIL TAX

Council Tax Band E

POSTCODE

PO30 4LJ

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.

VIEWINGS

Viewings strictly by appointment with BCM.

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.

SELLING AGENT

BCM, Isle of Wight Office
Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE

NB. These particulars are as at July 2020 and photos were taken July 2020.

Covid-19

BCM does not guarantee a completely sterile environment. Please refer to our Viewing Protocol (available from the selling agents) for further information.





Approximate Gross Internal Floor Area

House: 166.4 sq.m or 1791 sq.ft

Not to scale. For identification purposes only.

For size/layout only – buildings not shown in actual location/orientation.



Promapv2
LANDMARK INFORMATION

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Plotted Scale - 1:2500. Paper Size - A4

IMPORTANT NOTICE

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- 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.
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