



# GREAT BRIDDLESFORD FARM

Wootton Bridge, Havenstreet, Isle of Wight, PO33 4SA









# GREAT BRIDDLESFORD FARM

Wootton Bridge, Havenstreet, Isle of Wight, PO33 4SA

A historic (Grade II listed) farmhouse, in part dating back to the 1600's, comprising five bedrooms and self-contained three bedroom annex, complemented by a range of farm buildings with potential for conversion. Set in a secluded position benefiting from wonderful views across The Downs, with 6.2 acres of pastureland; in all, extending to 9.37 acres.

Available as a whole or in two separate lots.

## Guide Prices

Lot 1 (Farmhouse and 8.02 acres): £800,000

Lot 2 (Farm Buildings): £250,000

Whole £1,050,000

## GREAT BRIDDLESFORD FARMHOUSE

Kitchen | Dining room | Drawing room | Sun lounge | Utility area | Utility Room  
Five bedrooms | Store room (potential additional bedroom) | Family bathroom

## ANNEX

Utility Room | Dining Room | Kitchen/Diner | Bathroom | Three bedrooms | One store room

**In all approximately 4597 ft<sup>2</sup> (427.1m<sup>2</sup>)**

## BUILDINGS

Large Tithe Barn | Chalk Barn | Workshop | Cattle Barn | Four further barns

## GARDENS AND GROUNDS

The main house gardens are more formal with paving and attractive flower borders.  
Parking for several vehicles

## LAND

Approximately 6.2 acres of pastureland | Wildlife pond

**In all approx. 9.37 acres (3.79ha)**

**For sale by private treaty**

**Available as a whole or in two separate lots.**





## GREAT BRIDDLESFORD FARM

Dating back to 1600's, Great Briddlesford Farm has been a farm settlement for nearly 500 years with evolving the house into its current Georgian form. At the heart of Great Briddlesford is a characterful, Grade II listed farmhouse, with a range of substantial farm buildings (with potential for conversion). Great Briddlesford Farm is available as a whole or in two separate lots.

### SITUATION

The property is situated in a quiet and secluded position overlooking its own land, away from the public highway with sweeping views across The Downs. The rural location still has the convenience of being within easy reach of mainland ferry connections at Cowes (7 miles) and East Cowes (4 miles) – both offering marina facilities, yacht clubs, pubs, shops and schools. The county town of Newport is 5 miles away.

### FARM HOUSE

Great Briddlesford Farmhouse is entered via a porch/utility area leading from the courtyard garden. The porch leads through to the spacious inner hallway. On one side of the hallway is a recently modernised and light kitchen benefiting from wonderful views across the garden. On the other side of the hallway (off the porch/utility area) a door leads through to the sun-lounge which benefits from patio doors out to the garden and two Velux rooflights which provides an abundance of natural daylight into the room. The adjacent drawing room has a feature fireplace. The ground floor also includes a number of store rooms and a separate boot room. Stairs then lead up to the first floor.

On the first floor, there are 4 bedrooms (3 double) and a family bathroom. The majority of the bedrooms benefit from large original sash windows, providing an abundance of light into each room.

On the second floor, there is an additional double bedroom, a substantial store room which could be converted into an additional bedroom, if required.















## FARMHOUSE ANNEX

There is a well-appointed self-contained annex which could be used for additional accommodation or could generate income, if required. On the ground floor, the annex comprises of an office, large kitchen/diner, family bathroom, utility room, sitting room and conservatory.

The annex enjoys three bedrooms split over the first and second floor. The annex also benefits from a substantial store room which could be converted into an additional bedroom, if required.

## GARDENS AND GROUNDS

Great Briddlesford Farmhouse is set within well-established gardens. The garden closest to the house are utilised are more formal with natural stone paving and attractive flower borders. The private driveway has extensive space for a number of vehicles.

To the south of the gardens, there is a wildlife pond.

## LAND

Great Briddlesford Farm includes about 6.2 acres of pastureland which benefits from its own direct access. There is further land and buildings extending to some 150 acres that could be available, subject to separate negotiation.

## FARM BUILDINGS

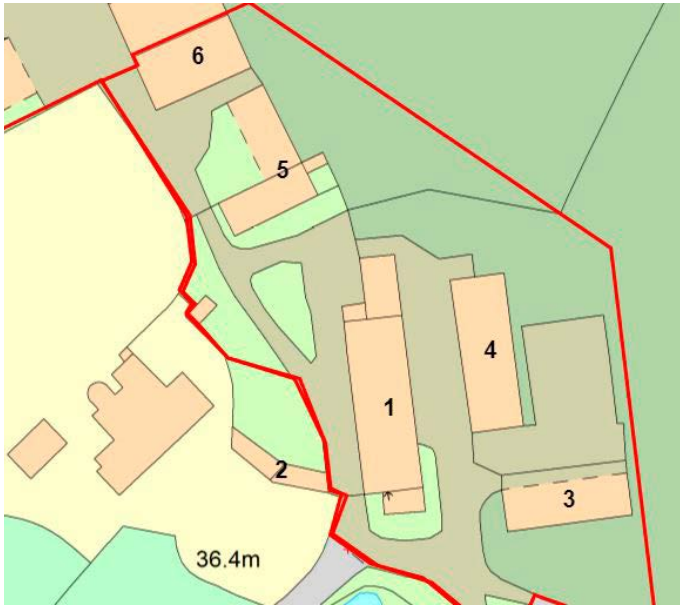
Accessed from the main drive, are a range of historic farm buildings. Within the farm yard there are a number of large buildings including a large Tithe barn constructed of brick/blockwork with a tiled slate roof. The building comprises a range of separate store rooms, four stables and additional ancillary rooms. The chalk barn is a historic building which offers vast amount of space.

To service the farmland there are a range of smaller barns which could easily be converted into basic stables, if required. There is some further land available (to the east of the farm buildings) extending to about 6 acres, that could be available subject to separate negotiation.

The farm yard and buildings benefits from mains water and single phase electric. See the building plan and table shown on page 8 for further information.







## GENERAL REMARKS AND STIPULATIONS

Building	Description	M2/Dimensions
1	Tithe Barn	44.5m x 10m
2	Cart Shed	20m x 4m
3	Hay Barn	21.5m x 7m
4	Storage Barn	25m x 9m
5	Chalk Barn	32.5m x 16m (cumulatively)
6	Cattle Barn	10m x 18m

## METHOD OF SALE

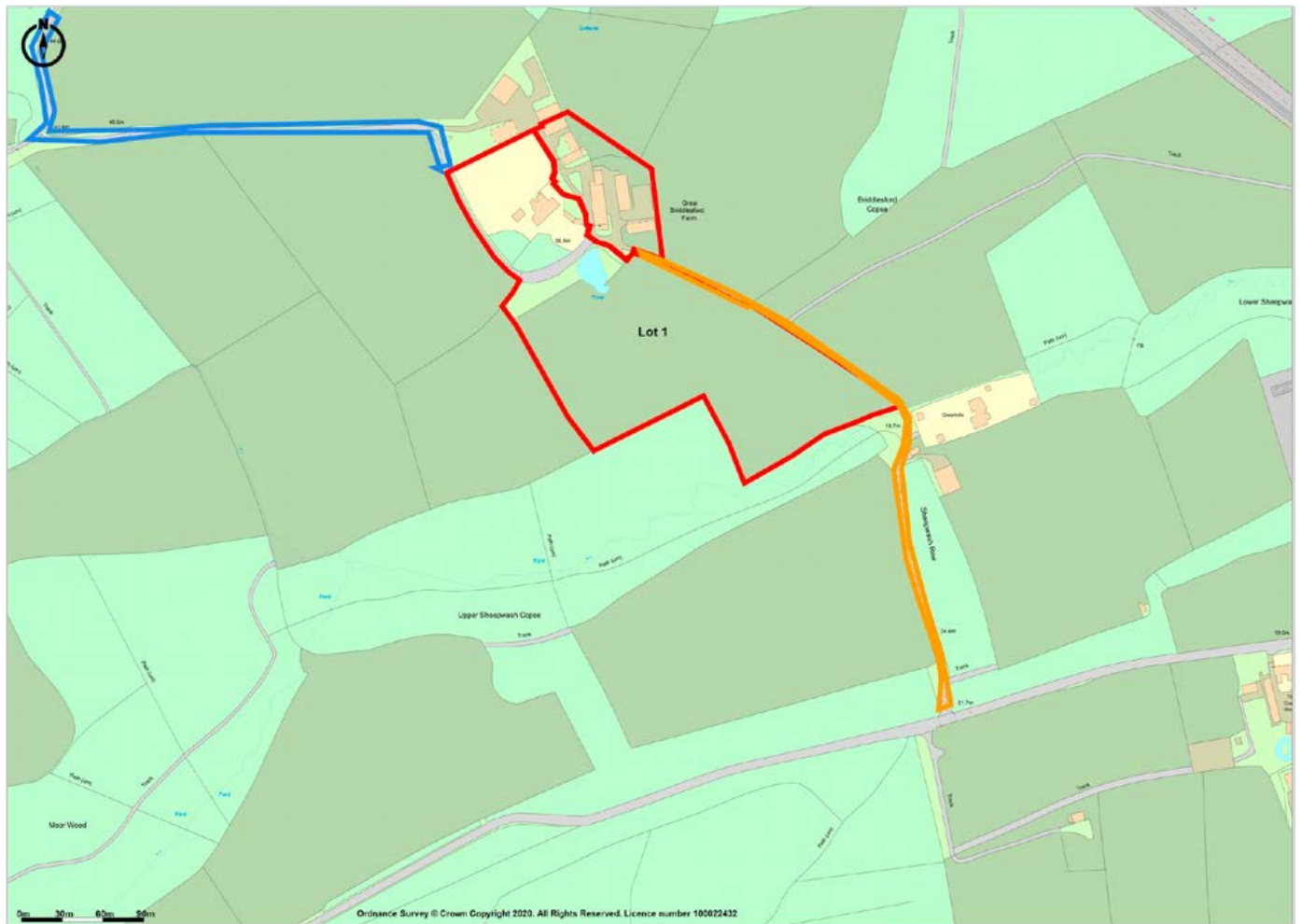
The property is offered for sale by private treaty

## RIGHTS OF WAY

A public bridleway crosses the property. The footpaths are outlined within the Isle of Wight Councils Right of Way Map. Number 17 (public bridleway) crosses the property.

## ACCESS

Access to the property is over a recently surfaced gravel track from the public highway (Combley Road). The access (outlined



**Promapv2**  
LANDMARK INFORMATION

Ordnance Survey Crown Copyright 2020. All rights reserved.  
Licence number 100022432.  
Plotted Scale - 1:5000. Paper Size – A4

orange on the sale plan) will be owned by Lot 1 (farmhouse) and Lot 2 will have a vehicular right of access over the track (hatched orange on the sale plan). There is an alternative access from Briddlesford Road leading to the property which Lot 1 will be granted a vehicular right of access across

## SERVICES

Mains water and electric. Oil Fired central heating. Private drainage.

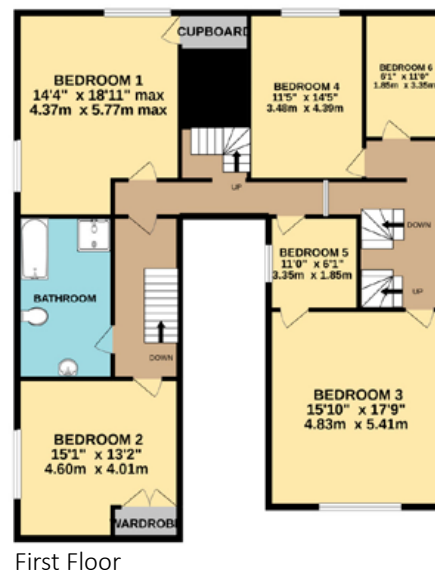
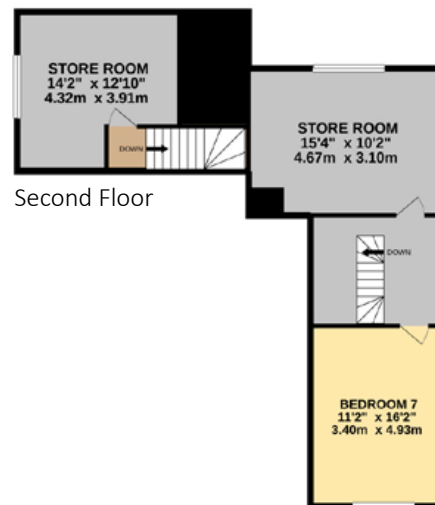
## TENURE AND POSSESSION

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

## PLANNING

The property is outside of the Area of Outstanding Natural Beauty and the Farm House is Grade II listed.





## LOCAL AUTHORITY

Isle of Wight Council

## 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.

## 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.

## POSTCODE

PO33 4SA

## VIEWINGS

Viewings strictly by appointment with BCM.

## 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 December 2020 and Photos as at December 2020

Great Briddlesford Farm Wootton Bridge RYDE PO33 4SA		Energy rating <b>E</b>
Valid until 22 July 2021		Certificate number 9518-5091-6243-8489-7944

## IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, 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](mailto: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](mailto:iow@bcm.co.uk)

## OXFORD

BCM, Ouseley Barn Farm, Ipsden,  
Wallingford, Oxfordshire OX10 6AR  
**T** 01865 817 105 **E** [oxford@bcm.co.uk](mailto:oxford@bcm.co.uk)



rural property specialists