

HEBBERDENS

POUND LANE • SHALFLEET • ISLE OF WIGHT • PO30 4NB



BCM

Wilson | Hill



HEBERDENS

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Heberdens is an attractive, mixed-use property situated just a 10-minute drive from Yarmouth, including a farmhouse, separate cottage, commercial offices including a self-contained annexe, a range of domestic & equestrian buildings, with paddocks, in all extending to 5.75 acres.

GUIDE PRICE: £1,295,000

HEBERDENS FARMHOUSE

Ground Floor

Porch | Hallway | W/C | Dining Room | Snug Room | Kitchen/Diner | Living Room | Utility | Orangery

First Floor

Large landing | Master Suite | Three further double bedrooms, one en-suite | Family bathroom

GROUNDS AND GARDENS

Formal grounds | Pond | Patio Terraces

HEBBS COTTAGE

Ground Floor

Living/Kitchen/Diner | WC | First Floor

First Floor

Bedroom with en-suite

THE STUDIO

Lounge | Hall | Bedroom | W/C | Kitchen

COMMERCIAL PROPERTY

Several Offices | Meeting Room | Reception | Kitchen | W/C | Store

AGRICULTURAL, EQUESTRIAN & DOMESTIC BUILDINGS

2x Stable Blocks | Caravan | Workshop | Store | Garage

LAND

Several Paddocks | Two Woodland/Rough Grass Fields





SITUATION

Hebberdens is situated in Shalfleet, near Yarmouth on the Isle of Wight. The position of the property is off Pound Lane, positioned within its own private grounds & driveway, surrounded by stunning rural countryside, whilst easily accessible to both Newport & Yarmouth.

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.

HISTORY

Hebberdens is believed to date back to the 17th Century and the Farmhouse was completely rebuilt in 1964.

DESCRIPTION

A detached, non-listed farmhouse, with stunning orangery extension, set within gardens and grounds of 1.25 acres.

GROUND FLOOR

The farmhouse is entered via a porch with a feature flagstone floor. The hall leads you into the living room with a wood burner & direct access to the orangery. The orangery, built to a high specification with lantern roof, provides a contemporary feel and provides an abundance of light into most of the ground floor. The kitchen, on the other side of the property is large, with a range cooker, and has access to a separate utility room, which benefits from a pedestrian door to the rear garden. There is a separate snug, dining room and further w/c.





Cottage



Cottage



FIRST FLOOR

The first floor is accessed from the staircase off the entrance hall from the ground floor. This leads to a large and light landing area, with a master bedroom suite and three further double bedrooms, one with an en-suite with the remaining having sinks and a family bathroom.

GARDENS AND GROUNDS

Approached over a gravel drive, off Pound Lane, with parking for several vehicles, a stone-paved path leads to the farmhouse. The gardens and grounds extend to about 1.25 acres including wildflower trails, partial walled garden & a pergola area with an array of flora and fauna. There is a large natural pond within the residential curtilage that frequents geese, kingfishers & herons.

HEBBS COTTAGE

A separate, detached, cottage within proximity to the main house. The property could provide income or additional overflow accommodation should that be required. Hebbs Cottage on the ground floor includes an open plan kitchen/diner/lounge, with direct access to the front

courtyard, with a separate W/C and on the first floor a master bedroom with en-suite and doors onto the balcony. There is an external staircase too which would be useful should you wish to provide two self-contained spaces to provide privacy or increase income potential.

THE STUDIO (ANNEXE)

Situated within the commercial building, there is a self-contained annexe. The property is on one level and includes a lounge, inner hall, bedroom, w/c & kitchen with door to the rear. This could, subject to the relevant permissions, be converted back into office space if needed.

COMMERCIAL PROPERTY

Situated further east of the farmhouse, there is a large commercial property that is currently used as offices. The building could lend itself to further conversion (subject to the relevant consents) however currently comprises three good sized offices, a meeting room, large reception area, store, kitchen and both sex w/c's.



AGRICULTURAL, EQUESTRIAN & DOMESTIC BUILDINGS

Set within the farmyard, there are a range of agricultural, equestrian & domestic buildings including two stables, one with three loose boxes with the other comprising a tack room, hay store, kitchen, and W/C – these are currently used for domestic storage purposes but have previously been used for livery. There are two additional stores & a separate garage. Most of the buildings benefit from concrete floors. There is a separate caravan that is currently used for storage.

LAND

Surrounding the main house, situated east, south and west, there are several paddocks extending to approximately 4.5 acres, with the majority laid to permanent pasture, with two fields in rough grass. The paddocks are clearly delineated by post and rail fencing, with the advantage of water connections.

GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

Hebberdens is offered for sale by private treaty as a whole.

TENURE

Freehold.

ACCESS

The property is accessed directly from the public highway, Pound Lane into the main driveway. The driveway leading to the property spurs in two directions, one to the farmhouse & the other fork in the road goes to the remainder of the property. Whilst this is currently closed off, there is also a vehicular access directly from the yard onto Yarmouth Road, which could be used again should a prospective buyer seek to keep the residential and commercial property separate.

SERVICES

Farmhouse- The farmhouse is connected to mains water, electric and private drainage. The heating is oil-fired.

Cottage- The cottage is connected to mains water, electric and private drainage.

Commercial Property – The commercial property is connected to mains water, electric and private drainage. Heating is via oil fired central heating.

Buildings- The buildings are connected to mains water and electric.

BROADBAND

22 Mbps.



PLANNING

The property is outside of the Isle of Wight National Landscape and the Property is not listed.

RIGHTS OF WAY

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

COUNCIL TAX BAND

Farmhouse – G

Cottage- C

BUSINESS RATES

N/A

EPC

Farmhouse – TBC

Cottage- F

Offices- TBC

LOCAL AUTHORITY

Isle of Wight Council

POSTCODE

PO30 4NB

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.

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.

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.



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VIEWINGS

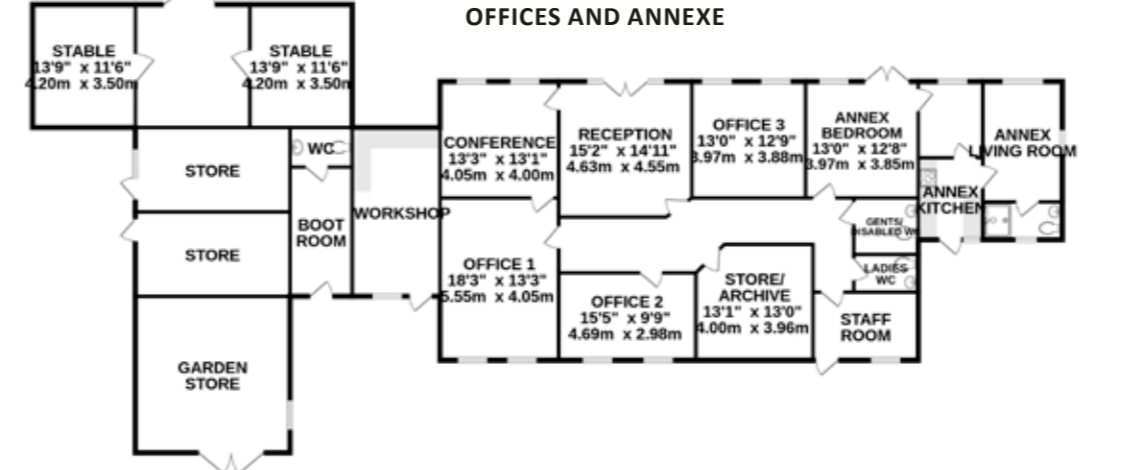
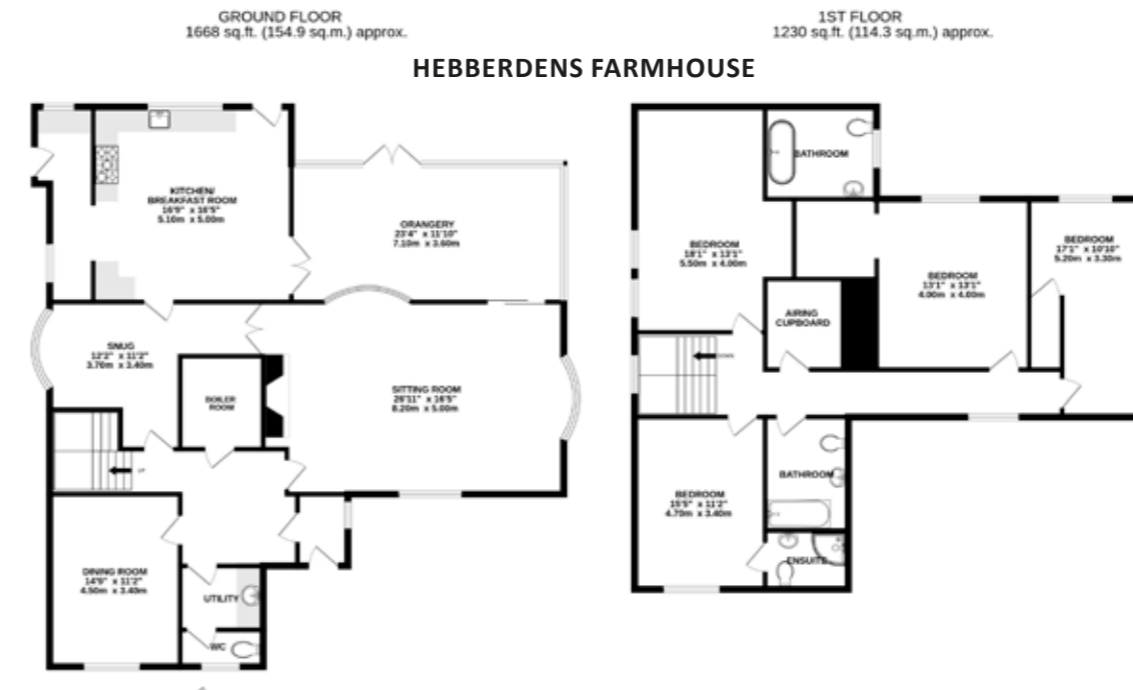
Viewings strictly by appointment with BCM.

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 June 2024 and photography taken June 2024.

RURAL CONSULTANCY | SALES | LETTINGS | DESIGN & PLANNING



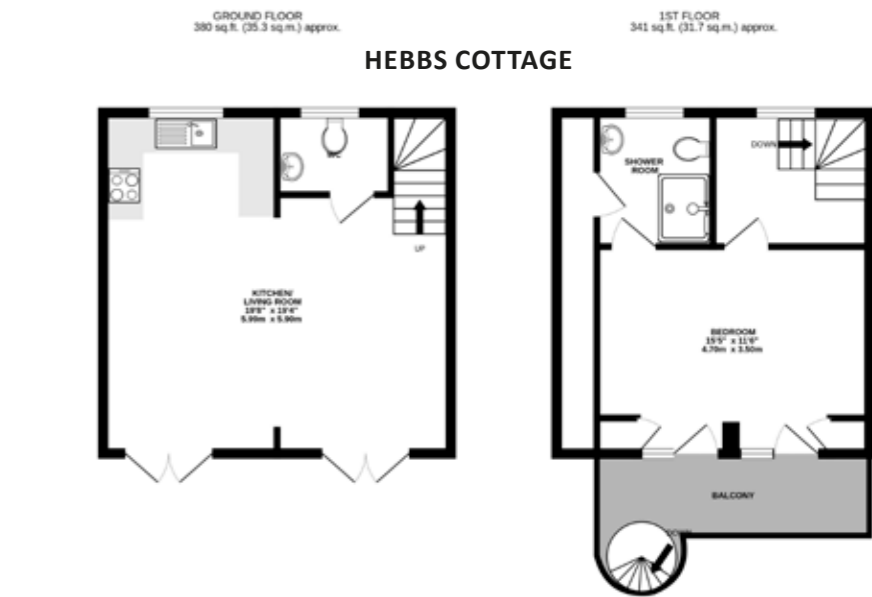
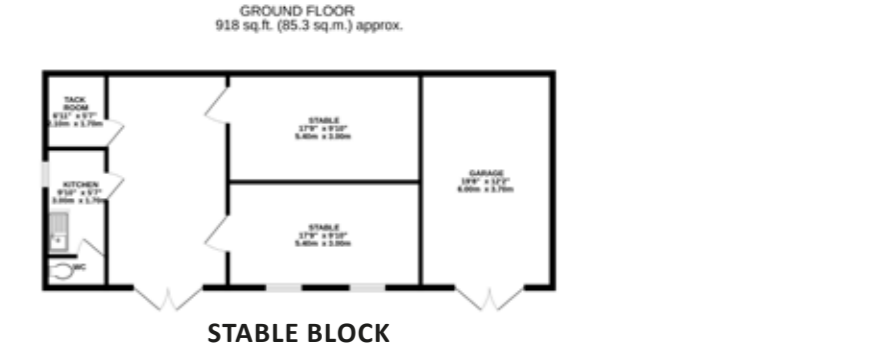
IMPORTANT NOTICE

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.
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- 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.

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Approximate Gross Internal Floor Area
Heberdens Farmhouse: 269.2 sq.m or 2,898 sq.ft
Hebbs Cottage: 67 sq.m or 721 sq.ft
Offices and Annexe: 316.3 sq.m or 3,404 sq.ft
Stable Block: 85.3 sq.m or 918 sq.ft
Total Area: 737.8 sq.m or 12,263 sq.ft





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