



- Recently Converted Detached Barn
- Well Kept Grounds Extending to 4.71 Acres
- Private Woodland within Acreage
- Ancillary Outbuildings - Workshop, Log Store & Summerhouse
- Stunning Rural Position Surrounded by Countryside
- Panoramic Uninterrupted Views
- Impressive 28'7 Kitchen/Diner with Log Burner
- Beautiful Interior with Vaulted Ceilings & Exposed Beams
- Spacious 24'5 Living Room with Log Burner
- Extensive Gravel Drive & Parking Area

Bennett's Stone Barn Newport Road, Godshill, Ventnor, PO38 3LY

£995,000

Nestled in the picturesque village of Godshill, this stunning detached barn conversion offers a unique blend of rustic charm and modern luxury. Spanning an impressive 2,216 square feet, this property has been tastefully converted and refurbished since 2021, ensuring that it meets the highest standards of contemporary living while retaining its historical character.

The home features two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three generous bedrooms and three bathrooms, there is ample space for both relaxation and privacy. The vaulted ceilings adorned with exposed beams create a sense of grandeur and light, enhancing the overall appeal of the generous living areas.

Set within approximately 4.71 acres of beautifully maintained grounds, the property boasts uninterrupted panoramic views of the surrounding farmland and open fields. The land is predominantly grassed, featuring a practice golf hole and putting surface, ideal for golf enthusiasts looking to improve their game. The boundaries are lined with trees, providing a sense of seclusion, while a natural woodland on the north side adds to the charm of this idyllic setting.

With parking available for multiple vehicles, this home is perfect for families or those who enjoy hosting gatherings. The peaceful country lifestyle that this property offers is truly inviting, making it an exceptional opportunity for anyone seeking a serene retreat in the heart of the countryside. Embrace the tranquillity and beauty of rural living in this remarkable barn conversion, where every detail has been thoughtfully considered to create a beautiful home.



Accommodation

Entrance Hall

17'3 x 11'10 (5.26m x 3.61m)

Built-in Storage

Sitting Room

24'5" x 16'1" (7.44m x 4.90m)

Kitchen/Diner

28'7" x 16'11" (8.71m x 5.16m)

Rear Hall

Bedroom 1

13'1" x 16'4" (3.99m x 4.98m)

En-Suite

Bedroom 2

16'4" max x 12'5" (4.98m max x 3.78m)

En-Suite

Inner Hall

Utility Room

Bathroom

10'3 x 6'10 (3.12m x 2.08m)

Study/Home Office

13'11 x 9'6 (4.24m x 2.90m)

First Floor

Bedroom 3

21'11" x 12'7" (6.68m x 3.84m)

Rear Courtyard

A hard landscaped private space with an artificial lawned area for a comfortable seating spot. Fully enclosed by fence boundaries.

South Facing Terrace

This wonderfully sunny raised terrace gives you front-row seats to uninterrupted and panoramic countryside views stretching for miles in to the distance. The perfect spot to enjoy the benefits of country-living.



Grounds

This beautiful barn conversion sits in a total area approximately 4.71 acres. This includes an extensive gravelled driveway leading to the generous gravelled parking area. Well kept lawned gardens extend into the distance nestled between neighboring fields which surround the property. Trees line the boundaries of the acreage framing it perfectly. A private parcel of woodland sits on the northerly side of the land. Farmland to the south creates stunning outlook extending all the way to the downs in the distance. The current owner has cleverly created a practice golf hole and putting green and with this much space the opportunities for use are almost endless. Workshop & Woodstore - perfect outbuilding to house mowers, gardening tools and store wood for the log burners. Summerhouse- positioned on an idyllic spot to sit and enjoy the views. Mobile Home- 2 bedroom accommodation Potential holiday let or overspill accommodation.

Tenure

Freehold

Council Tax

Band E

Holiday Letting

Planning permission was granted 20/12/2021 to demolish the existing ancillary outbuildings in favour of a detached single storey 3 bedroom holiday letting unit.

Flood Risk

Very Low Risk

Broadband Connectivity

Openreach network. Standard speed available.

Mobile Coverage

Coverage includes O2. Limited coverage from EE, Vodafone & Three.

Construction Type

Stone built barn conversion

Services

Unconfirmed water, electric and septic tank.

Agents Note

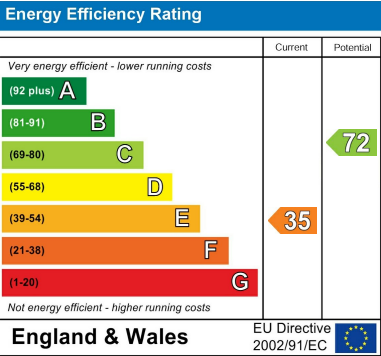
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

Bennett Stone Barn

Approximate Gross Internal Area
2174 sq ft - 202 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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