



**Tuckers Farm Gatcombe Road Gatcombe , PO30 3EH**

**£1,250,000**



Tuckers Farm, Gatcombe. Isle of Wight Guide Price: £1,250,000 Guide Price: £1,250,000 | 5 Bedrooms | 5 Receptions | 4 Bathrooms | Approx. 15 Acres Total A rare opportunity to acquire a 17th-century (non-listed) farmhouse set in an Area of Outstanding Natural Beauty, enjoying sweeping views across its own land and surrounding countryside. Tuckers Farm offers the best of historic charm, modern eco-conscious living, and rural tranquillity. The Residence, Outbuildings, Pool & Land Guide Price: £1,250,000 A substantial five-bedroom, four-bathroom country house spanning three floors, Tuckers Farmhouse has been sympathetically modernised to create an elegant yet practical family home. The main house retains original flagstones, exposed stone walls, period fireplaces, and oak beams, while also benefitting from major modern upgrades: New Water Main: Recently installed, providing reliable pressure and long-term security Solar Panels with Battery Storage: A

DETACHED FARMHOUSE

5 BEDROOMS

15 ACRES OF LAND

PICTURESQUE VIEWS

OUTBUILDINGS FOR POTENTIAL CONVERSION

POOL & IMMEDIATE GROUNDS



## ROOMS

**Entrance Porch**  
Wet room & WC.

**Boot Room 13' 1" x 5' 8" (3.98m x 1.72m)**  
Utility room with extensive cabinetry.

**Open Plan kitchen/Family Room 24' 7" x 17' 3" (7.50m x 5.26m)**  
Travertine floors, south-facing apex window adding natural lighting into the property. Modern-fitted kitchen with granite worktops and integrated appliances. Appliances include an integral wine cooler, dishwasher, fridge, electric griddle and a range cooker. Appliances include an integral wine cooler, dishwasher, fridge and electric griddle and a Range cooker with extractor above.

**Pantry 6' 5" x 6' 2" (1.96m x 1.87m)**  
Walk-in pantry. Built-in shelves for storing food and utensils.

**Snug 10' 8" x 11' 1" (3.25m x 3.37m)**  
Snug opens up to Kitchen area.

**Dining Room 12' 10" x 9' 10" (3.91m x 3.00m)**  
Character room with ancient beams. Flagstone flooring with window looking out to countryside views. Opening to the drawing room.

**Drawing Room 17' 7" x 14' 3" (5.35m x 4.35m)**  
Oak parquet flooring and original stone walls. Dual aspect room with wide bay window offering picturesque



Good-sized double bedroom with stunning countryside views. French doors open to a roof terrace that overlooks the grounds.

**Bedroom 2 13' 2" x 9' 10" (4.01m x 3.00m)**  
Dual aspect double bedroom with country side views and built - in cupboards.

**Bedroom 3 19' 5" x 12' 6" (5.92m x 3.81m)**  
Double bedroom with countryside views. Built-in cupboards



| Energy Efficiency Rating                                                                |         |           |
|-----------------------------------------------------------------------------------------|---------|-----------|
|                                                                                         | Current | Potential |
| Very energy efficient - lower running costs                                             |         |           |
| (92+) <b>A</b>                                                                          |         |           |
| (81-91) <b>B</b>                                                                        |         | 83        |
| (69-80) <b>C</b>                                                                        |         |           |
| (55-68) <b>D</b>                                                                        |         |           |
| (39-54) <b>E</b>                                                                        | 49      |           |
| (21-38) <b>F</b>                                                                        |         |           |
| (1-20) <b>G</b>                                                                         |         |           |
| Not energy efficient - higher running costs                                             |         |           |
| England, Scotland & Wales <div>             EU Directive 2002/91/EC              </div> |         |           |