

SPENCE WILLARD



Bridge Farm, Rowlands Lane, Havenstreet, Isle of Wight

# *A smallholding extending to approximately 10.2 acres with a dwelling and stable yard, bordering the steam railway and in an attractive, accessible location*

VIEWING:

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This attractive holding comprises a block of pasture enclosed by mature woodland with the steam railway running along the southern boundary providing a wonderful backdrop to the farm. Centred around a timber framed mobile home which has been upgraded and extended to create a comfortable 3 bedroomed property with double glazing and central heating. A Certificate of Existing Lawful Use was issued in 2015 on this with the option to rebuild subject to planning etc. An adjacent stable yard with up to 15 stables along with stores and tack rooms etc is situated adjacent and has potential to be run as a livery business, with an all weather turnout adjacent as well as a separate menage. The adjacent paddocks are sub-divided by fencing.

Situated within a picturesque rural position to the east of the village of Havenstreet there are a good network of footpaths and bridleways throughout the surrounding countryside including into nearby Firestone Copse, with Rowlands Lane leading to the downland to the south. The nearby coastal town of Ryde has a wide range of shops, restaurants, a superb beach and mainland ferry links. The property attracts a wonderful host of wildlife.

## **ACCOMMODATION**

**SITTING ROOM** A triple aspect living room with wide glazed doors opening to steps to the eastern elevation. Woodburning stove and wide opening to:

**KITCHEN** Fitted with a range of wall cupboards with work surfaces, sink unit, space for cooker, washing machine, dishwasher and fridge.

**DINING AREA** with opening to:

**BEDROOM 3** Overlooking the garden and paddocks.

**BEDROOM 2** A dual aspect double bedroom with an outlook over the paddocks.



**BEDROOM 1** A double bedroom with the Outlook towards the paddocks.

**UTILITY ROOM** Space for washing machine, wall mounted boiler and coat hooks. Door leading to Stableyard.

**SHOWER ROOM** A large shower, wash basin and WC

**GARDEN** To the south is a fenced garden principally comprising a lawned area enclosed by mature trees and hedging with an outlook over the easternmost paddocks towards the Steam Railway line.

**OUTSIDE**

A gated access leads to a gravelled driveway with ample parking, providing access to both the dwelling, stable yard and Menage. A spur of the driveway leads towards the dwelling with further parking and access to the **GARAGE** (14' x 11')

**STABLEYARD** providing comprehensive equestrian facilities comprising: 3 storage areas, up to 15 stables, 2 tack rooms, Toilet / utility facility, feed store, centred around a concrete yard. Adjacent **ALL WEATHER TURNOUT.**

**LAND**

There are approximately 9.2 acres of paddocks that are subdivided by fencing and with some field shelters.

**SERVICES**

Mains water and electric, private drainage, Bottled calor gas fired central heating.

**COUNCIL TAX**

Band A

**POSTCODE**

PO33 4EA

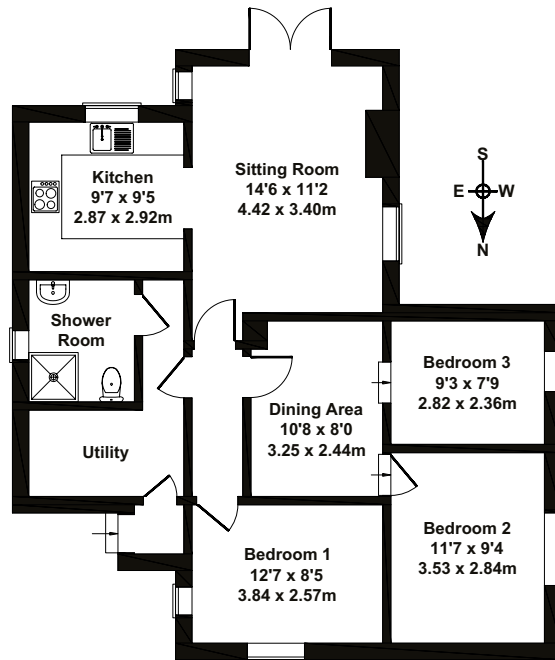
**VIEWINGS**

All viewings will be strictly by prior arrangement with the selling agents, Spence Willard.



## Bridge Farm

Approximate Gross Internal Area  
837 sq ft - 78 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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