

SPENCE WILLARD



Swallow Cottage and Buzzard Barn, Bunts Hill Farm,  
Whitehouse Cross, Porchfield, Isle of Wight



*Occupying an attractive rural setting with distant southerly country views, a contemporary single storey house and an adjacent converted barn both subject to a holiday let restriction and set in about 2.3 acres including a paddock and ancient woodland.*

*An additional 12.5 acres is available as a separate lot.*

VIEWING:

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Swallow Cottage

Situated within an Area of Outstanding Natural Beauty the two adjacent properties are being sold away from Bunts Hill Farm together with an adjacent paddock and ancient woodland forming a diverse and attractive package, in this quiet and picturesque setting.

#### **SWALLOW COTTAGE**

Swallow Cottage comprises a light and spacious single storey property, substantially extended in around 2020, designed to make the most of the wonderful views. The accommodation includes a spacious kitchen /dining room and separate large living room along with three double bedrooms, all with ensuite facilities and a utility/ boot room. There is ample parking to the northern side of the house whilst along the southern elevation of the property is an extensive stone paved terrace accessed from the kitchen and living room including an open-fronted veranda with glazed roof. The accommodation features travertine flooring with underfloor heating throughout and there are photovoltaic panels on the roof.

**KITCHEN/DINING ROOM** A good sized room with country views and a pair of glazed doors opening to the terrace. Fitted with a range of oak-fronted cupboards with marble worksurfaces and ceramic sink unit with mixer tap. Space for a range-style cooker and for fridge freezer.

**CLOAKROOM** Incorporating a lobby with coat hooks. WC, washbasin and Worcester gas-fired boiler.

**BEDROOM 2** A double bedroom with French doors providing access to the terrace and with country views.





Swallow Cottage



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**SHOWER ROOM EN-SUITE** Large walk-in shower, washbasin, WC and heated towel rail.

**BEDROOM 3** A dual aspect room with travertine-tiled floor which can be used as a double bedroom or study.

**EN-SUITE** WC and washbasin.

**LIVING ROOM** A spacious, light room with sliding glazed doors opening to the terrace and a large window also providing lovely country views. A generous area for seating and dining with a wood-burning stove set on a flagstone hearth.

**UTILITY ROOM** Base and wall cupboards, worksurfaces, ceramic sink unit, space for washing machine and freezer with part-glazed door to terrace and garden.

**BEDROOM 1** A particularly spacious, dual aspect double bedroom with large windows enjoying the wonderful views extending to the downland to the south.

**SHOWER ROOM** Tiled throughout in travertine with a large walk-in shower, washbasin and WC.

#### **BUZZARD BARN**

This attractive period stone barn was converted in around 2003 and has been run as a successful holiday let. There are wooden framed double-glazed doors and windows throughout with extensive exposed beams providing an abundance of character.

**KITCHEN/LIVING ROOM** An impressive and characterful room comprising an open-plan kitchen, dining and seating area with vaulted ceiling and large glazed openings to either side that incorporate the front door. The kitchen area comprises a range of oak-fronted base and wall cupboards with work surfaces, an integral oven with four-ring ceramic hob with extractor above and dishwasher, 1½ bowl sink unit and space for a fridge. The room opens into a central dining area beyond which is a good sized seating area focused around an attractive brick fireplace housing a wood-burning stove on a stone hearth. Two separate staircases lead up to the first-floor accommodation.

**CLOAKROOM** Washbasin and WC.

**BEDROOM 2** A good size double bedroom/twin bedroom with a southerly aspect and wall-mounted TV point.

**SHOWER ROOM EN-SUITE** Large shower, washbasin and WC.

**BEDROOM 4** Double bedroom overlooking the woodland and with a Velux window and under-eaves storage.





Buzzard Barn



Buzzard Barn



Buzzard Barn



Buzzard Barn



Buzzard Barn



Buzzard Barn

**SHOWER ROOM EN-SUITE** Large shower, washbasin and WC.

**UTILITY ROOM** Space for washing machine and walk-in airing cupboard with slatted shelving housing direct hot water cylinder. Worcester gas-fired boiler serving central heating and hot water.

**FIRST FLOOR**

**BEDROOM 1** A generous and characterful double bedroom with sloping, beamed ceiling, Velux windows and approached via a **DRESSING ROOM/TV AREA**.

**SHOWER ROOM EN-SUITE** Shower, washbasin, WC and Velux window.

**BEDROOM 4** A characterful twin bedroom with a beamed sloping ceiling, Velux windows, distant country views.

**BATHROOM EN-SUITE** Bath, washbasin and WC. Velux window.

**OUTSIDE**

The property is approached via a shared driveway leading into an extensive gravel parking area to the north of Buzzard Barn with a spur leading to adjacent Swallow Cottage where there is ample parking and a detached block-built store and an adjacent further timber garden store. A largely lawned garden wraps around the eastern, southern and western sides of Swallow Cottage and opens to a small paddock to the west whilst an area of mature woodland extends to the south of both properties.

There are a series of stone and brick terraces adjacent to Buzzard Barn providing attractive seating and dining areas overlooking the mature woodland with an adjacent low maintenance garden. To the western elevation, there are the remains of the former pig sties.

**LOT 2**

Two fields extending to about 12.5 acres of pasture as shown on the plan attached, one of 7.5 acres, with direct highway access and one of 5 acres.

**SERVICES** Mains water and electricity. Swallow Cottage is served by Calor Gas-fired underfloor heating while Buzzard Barn is served by Calor Gas-fired central heating.

A private drainage treatment plant serves both properties as well as the adjacent Bunts Hill Farmhouse. There will be a continued right for the farmhouse to use the drainage system subject to paying a fair proportion towards its maintenance and repair.

There are photovoltaic panels on the roof of Swallow Cottage which benefits from being subject to a Feed In Tariff agreement.





**PLANNING** Both Buzzard Barn and Swallow Cottage are subject to a holiday let restriction. The original consent granted in 2002 (P/01330/02) allowed conversion into 3 units of holiday accommodation with subsequent removal of conditions 3 and 5 (19/00357/RVC) and in 2019 consent was granted amalgamating and extending 2 units to form Swallow Cottage (19/00641/HOU).

**EPC** Buzzard Barn Rating D and Swallow Cottage Rating B.

**RIGHT OF ACCESS** Swallow Cottage and Buzzard Barn will have right of access over the existing farm drive subject to paying a fair proportion towards its maintenance.

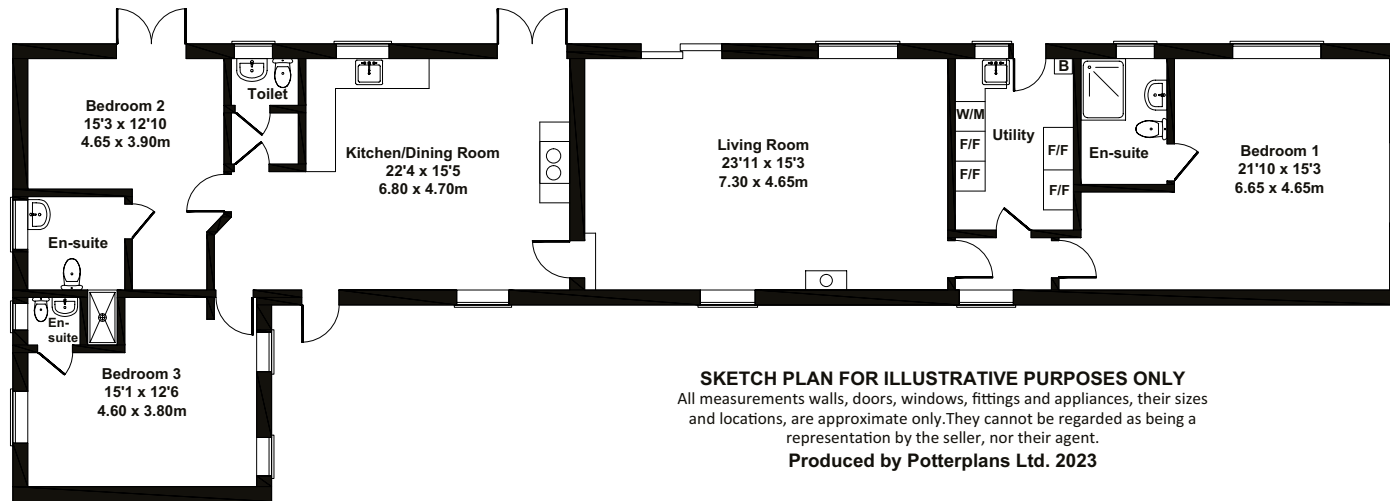
A public footpath crosses lot 2 and the southern edge of lot 1.

**TENURE** Freehold

**NON DOMESTIC RATES** The barns have rateable value of £4950 to which small business relief applies with no rates therefore being currently payable.

**POSTCODE** PO30 4LQ

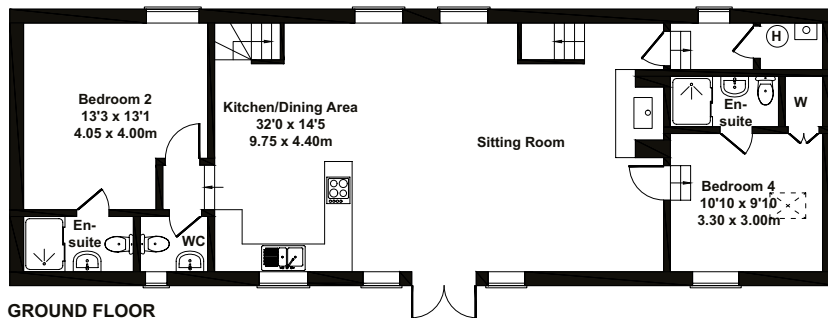
**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.



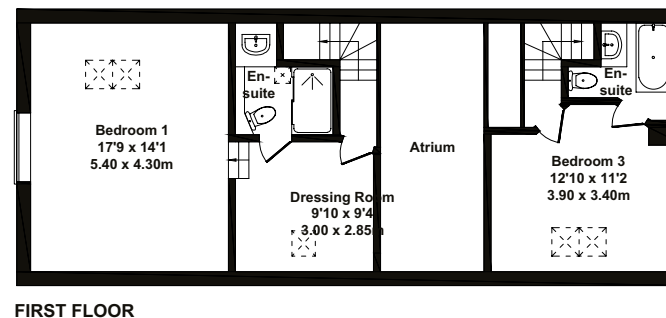
**GROUND FLOOR**

**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.  
 Produced by Potterplans Ltd. 2023

**Swallow Cottage**  
 Approximate Gross Internal Area  
 1560 sq ft - 145 sq m



**GROUND FLOOR**



**FIRST FLOOR**

**Buzzard Barn PO30 4LQ**  
 Approximate Gross Internal Area  
 1647 sq ft - 153 sq m  
 (Excluding Atrium)



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