

SPENCE WILLARD



Old Stone Place, Farriers Way, Shorwell, Isle of Wight



*A fine historic house retaining many original features that has been renovated with an adjacent annexe/ holiday let and 2 shepherds huts with great earning potential, situated in a downland village*

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



One of the historic houses of Shorwell, listed Grade II, the property retains many period features including wonderful stone fireplaces, various carvings, stone mullioned windows and flagstone floors. The house has been subject to modernisation and extension in recent years including the double garage being incorporated to create a generous open plan kitchen/living room French doors to the garden in addition to 2 spacious receptions rooms. The adjoining period building, The Cart Shed, has been converted to provide an attractive annexe/holiday let with large open plan Kitchen/Living Room, generous double bedroom and its own garden area. In addition 2 shepherd huts located within their own garden area with BBQ area and hot tub have been run as a successful holiday let business. A stream runs through the largely lawned garden with decked terraces and bar.

Originally built by the Puckford family in the 16th Century and it remained in their ownership into the early 18th Century. A carving of the letters 'EP' above the fireplace in one of the bedrooms is believed to refer to an Edmund Puckford.

An extensive network of footpaths, bridleways and cycle routes through the surrounding countryside are accessible whilst the village with its popular local pub, The Crown, village shop and ancient church. The south western coast of the island is a short drive away with a range of beaches.

#### ACCOMMODATION

##### GROUND FLOOR

Carved stone arch leading to **ENTRANCE PORCH** with leaded light windows.

**ENTRANCE HALL** A hugely characterful entrance to the house with flagstone flooring and staircase to first floor with carved stone archways leading to the reception rooms on either side.





**DRAWING ROOM** Spacious reception room with a stone fireplace housing a wood burning stove. Stone mullion windows overlook the front garden, beamed ceiling.

**SITTING ROOM** An impressive and hugely characterful room with beamed ceiling and a large inglenook fireplace with bread oven. Flagstone flooring with an outlook to the rear garden.

**KITCHEN/LIVING ROOM** Featuring an extensive range of kitchen units with hardwood worksurfaces, ceramic sink unit and four-oven oil-fired Aga. Space for dishwasher, range oven and American fridge-freezer. Central island unit, flagstone flooring and an impressive, exposed timber framed wall featuring wattle and daub panels. Wide opening into living area with antique stove, hardwood flooring and a pair of doors opening to the garden. Further built-in cupboards matching those in the kitchen with worksurfaces.

**UTILITY ROOM** With space for washing machine and tumble dryer, worksurfaces and wall mounted gas-fired boiler, built-in cupboards and door to rear elevation.

**CLOAKROOM** Washbasin and WC.

Wide staircase leads to:

#### FIRST FLOOR

##### LANDING

**BEDROOM 1** A large double bedroom with original carved stone fireplace (sealed) with built-in cupboard to one side. Impressive beams and exposed stonework with downland views across the village. On the approach to the bedrooms is an EN-SUITE WC, washbasin and linen cupboard with fully tiled SHOWER ROOM opposite with walk-in-shower and heated towel rail.

**BEDROOM 2** A double bedroom with an impressive carved stone fireplace (sealed).

**BATHROOM** Roll top bath, WC, washbasin, shower and heated towel rail.

#### SECOND FLOOR

A landing opens to:

**BEDROOM 3** A double bedroom with a beamed, sloping ceiling incorporating Velux windows that provide country views to the rear. A temporary partition subdivides the room.

**SHOWER ROOM EN-SUITE** Shower, washbasin, WC and heated towel rail.

**BEDROOM 4 /DRESSING ROOM** A small room fitted with extensive hanging rails.





#### THE CART SHED ANNEXE

A recently converted adjoining cart shed maintaining many original features which has proven to be a successful holiday let. To the front of The Cart Shed is a gravelled garden area for the use of guests.

#### GROUND FLOOR

**KITCHEN/LIVING ROOM** An impressive and hugely characterful room featuring exposed beams and stone walls with windows and glazed doors across the front elevation leading to a garden area. Kitchen area includes a range of built-in units, worksurfaces with sink unit and space for dishwasher, and oven and hob. Decorative Aga. Spacious seating and dining area including a decorative antique stove. Cupboard with space for a washing machine. Cupboard housing gas-fired boiler.

#### FIRST FLOOR

**BEDROOM 1** Beamed vaulted ceiling, double ended bath and heated towel rail with access to secondary staircase.

#### STORE

**SHOWER ROOM** Shower, washbasin, WC and heated towel rail.

#### OUTSIDE

The front of the property is enclosed by a stone wall with a gravelled parking area and a gate leading to the front door. A shared access that also leads to the adjacent farm yard with farmshop, (in separate ownership) provides access to the rear of the farmhouse where there is a further gravelled parking area for at least four cars.

From the front door, a flagstone path leads past a small lawned garden towards a bridge over a stream to the main garden that is enclosed by mature hedging and backs onto fields. The largely lawned garden includes a large decked terrace with BBQ area. To one side, a timber outbuilding has been converted into a small bar with sink, power and an adjacent terrace. Adjacent lean-to store to the house with butler sink and shower room.

**TWO SHEPHERD'S HUTS** Conveniently located within their own garden area accessed via a path from the parking area at rear of the house through which the stream flows. There is a seating area overlooking the adjacent countryside, a BBQ and hot tub. The shepherd's huts are designed to operate with low impact on the owners of Old Stone Place.

**SERVICES** Mains water, drainage and electric. Calor gas bottles serve the separate central heating boilers in the house and The Cart Shed. Oil-fired Aga.

**EPC RATING** Listed property, no EPC required.

**TENURE** Freehold

**COUNCIL TAX** Band E

**POSTCODE** PO30 3JP

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





The Cart Shed



The Cart Shed

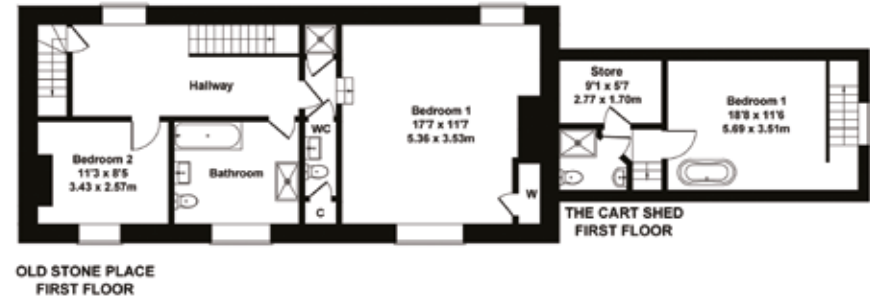
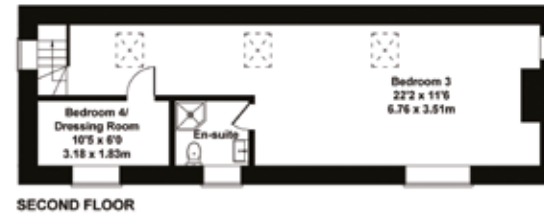
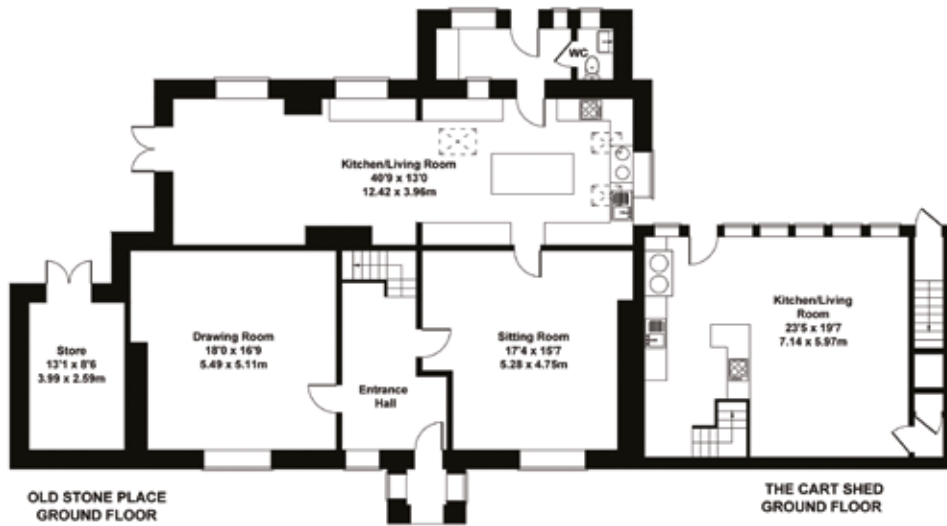


Shepherd's Huts



# Old Stone Place & The Cart Shed

Approximate Gross Internal Area  
3769 sq ft - 350 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.  
Produced by Potterplans Ltd. 2024

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.