

SPENCE WILLARD



Shiloh, Ford Farm Lane, Whitwell, Isle of Wight

A substantial barn conversion with a holiday let situated within an Area of Outstanding Natural Beauty. Available as lot 2 is a large agricultural building and approximately 3.65 acres of land

VIEWING:

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Converted from wonderful historic stone barns in approximately 2008, this Listed Grade II property provides extensive accommodation of approximately 4,450 square feet retaining many original features including fine beams and stonework. In addition, there is a large car port adjacent to the barn along side a separate double garage/workshop and lawned gardens to the front and rear. The extensive accommodation includes numerous reception rooms and five double bedrooms all with en suite facilities. An adjacent self-contained holiday let has great earning potential.

Available as a second lot is a substantial agricultural barn set in about 3.65 acres partially planted in young woodland and a small orchard of pears and apples.

The property is located amidst picturesque countryside some 3 miles from the southern coast of the Island. Nearby Niton has local shopping facilities, pubs, a café, a pharmacy, primary school and a beachside restaurant at Castle Haven. There are a diverse range of attractions nearby ranging from the wonderful beaches of the south western coast, Steephill Cove and Monks Bay as well as Ventnor Botanical Gardens and St Catherine's Lighthouse. The surrounding countryside provides excellent walking, riding and mountain biking. A range of ferry services provide frequent crossings to the mainland from the Island's north coast.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL An impressive entrance to the house with a partly vaulted ceiling and exposed beams with large glazed openings to both sides including doors to both the front and rear gardens. A solid timber staircase leads to the First Floor.



SITTING ROOM A nicely proportioned room with exposed stone feature wall and wood burning stove.

DINING ROOM Country views, tiled flooring extending through French doors to:

KITCHEN/BREAKFAST ROOM Fitted with an extensive range of oak fronted wall and base units with granite worksurfaces, 1 1/2 bowl sink unit and a range of integral appliances with four-ring hob with extractor over, double oven and freestanding dishwasher, washing machine and American-style fridge-freezer. Nordica wood-fired stove with oven and hob. A pair of glazed doors open to the garden.

BATHROOM Spa bath, washbasin, WC.

STUDY A versatile room with French doors to the **GARDEN** and partly exposed stone wall.

BEDROOM 2 Vaulted ceiling, glazed doors to garden.

SHOWER ROOM EN-SUITE Tiled throughout, shower with body jets, washbasin, WC.

BEDROOM 3 Double bedroom with glazed door to the garden and **SHOWER ROOM EN-SUITE**.

BEDROOM 1 A dual aspect double bedroom with door to the garden, built-in cupboards and **SHOWER ROOM EN-SUITE** Tiled throughout, shower with body jets, washbasin, WC.

FIRST FLOOR

GALLERIED LANDING With exposed beams and Velux windows.

BEDROOM 4 Oak flooring, exposed beams (with oak tread staircase providing access over the beam), under eaves storage and **SHOWER ROOM EN-SUITE**.

BEDROOM 5 A spacious double bedroom with vaulted ceiling and exposed original timbers (with a step providing access over a large beam). **SHOWER ROOM EN-SUITE**.

OUTSIDE The property is approached by a gated gravel driveway that leads to a parking area to the front of the barn conversion adjacent to which is a large **GARAGE/CAR PORT** measuring 19 ft x 25 ft with roller shutter door, power and lighting. There is a further **WORKSHOP/GARAGE** with twin up and over doors, power and lighting to the eastern side of the garden. The front garden is enclosed primarily by stone walling and comprises various lawns. Adjacent to the barn conversion is a stone outbuilding providing a **PLANT ROOM** with a newly installed Worcester oil-fired boiler along with water tank and filtration for water collected by the rainwater harvesting system. Lot 1 extends to about 0.7 acre.





HOLIDAY LET

To the south of the barn is the principal garden which is laid to lawn and mainly enclosed by stone walling and the barns that features various terraces from which downland views can be enjoyed.

HOLIDAY LET Adjoining the main house is the holiday let which has its own parking area and fenced area of garden in order to be self-contained and comprising:

KITCHEN LIVING ROOM Featuring a vaulted ceiling and exposed beams, the room includes a fitted kitchen and both dining and seating areas with French doors to the garden. The Kitchen area includes a range of units, sink, oven, hob, space for washing machine, dishwasher and fridge. Tiled flooring extends through to the dining and seating areas.

BEDROOM 1 With exposed beams and French doors to the garden.

BEDROOM 2 A further double bedroom with an outlook over the garden.

BATHROOM Tiled throughout with shower, washbasin and WC.

HOLIDAY LET GARDEN Enclosed by wooden fencing is a lawned garden with a gravel terrace with a side gate to its own parking area.

SERVICES The main house is served by mains electricity and water, private drainage, and newly fitted oil-fired boiler that serves underfloor heating. In addition, there is a rainwater harvesting system.

TENURE Freehold.

COUNCIL TAX Band C

EPC Rating D

POSTCODE PO38 2NZ

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



LANDING



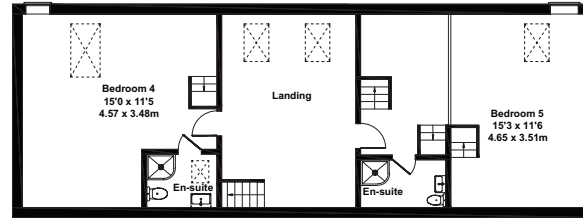
BEDROOM 4



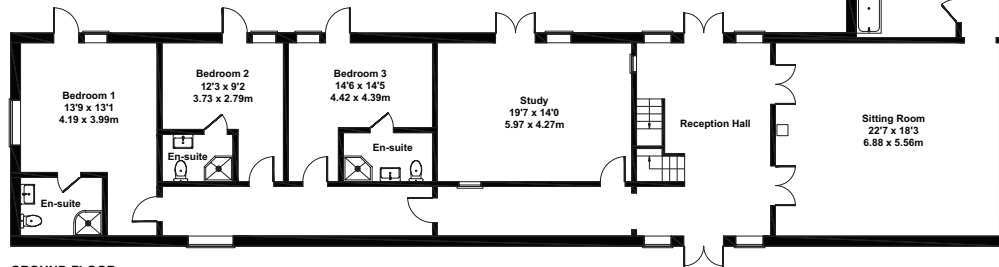
Shiloh, Ford Farm Lane, Whitwell, Isle of Wight, PO38 2NZ

Approximate Gross Internal Area
4450 sq ft - 413 sq m

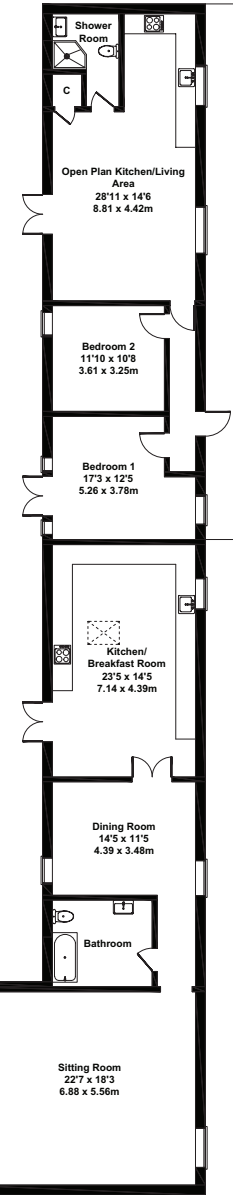
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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FIRST FLOOR



GROUND FLOOR



ANNEXE/
HOLIDAY LET

LOT 2

Comprising approximately 3.65 acres with a **SUBSTANTIAL 5 BAY PORTAL FRAMED BARN** (77' x 60') with concrete floor, roller shutter doors, power and lighting. Access would be along the driveway to Shiloh). Served by power and water. Beyond is a meadow, partially planted with young trees including a small orchard of pear and apple trees from which great views can be enjoyed, the land extends north into woodland. The vendor ideally seeks continuous use of the barn for storage for 6 months after the property is sold.



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