

SPENCE WILLARD



6 Great Appleford Barns, Appleford Lane, Whitwell, Isle Of Wight



# *A great opportunity to acquire an attractive Grade II listed barn conversion with far reaching views across surrounding farmland and countryside to downland beyond*

VIEWING:

[COWES@SPENCEWILLARD.CO.UK](mailto:COWES@SPENCEWILLARD.CO.UK)

01983 200880

[WWW.SPENCEWILLARD.CO.UK](http://WWW.SPENCEWILLARD.CO.UK)



A small rural development of 8 residential stone built barns converted approximately 20 years ago to a high specification by well-regarded local builders J R Buckett & Sons and incorporates a mixture of the original character building features and modern interpretations.

The property is approached directly from Appleford Lane via a private gravelled driveway which provides ample off road parking and access to an attractive detached timber clad garage. Beautifully maintained gardens with far reaching views across surrounding farmland and countryside to downland beyond. The spacious accommodation comprises; entrance hall, leading through to the large kitchen/dining room, a generous separate sitting room with full height dual aspect glazed windows, a useful utility & storage room, cloakroom and rear porch/boot room. To the first floor there are four good bedrooms, all with far reaching country and downland views, with the master bedroom having an impressive beamed vaulted ceiling and an ensuite shower room. A family bathroom completes the first floor accommodation.

This impressive barn conversion lies between the pretty villages of Niton, Whitwell and Godshill in the Isle of Wight National Landscape (IWNL) previously referred to as an ANOB. Whitwell village contains a delightful church that dates back to the 12th century and a village hall which is used to host a variety of activities, including the Whitwell Village Show, which takes place annually each summer. The local pub, the White Horse Inn, has a good reputation for food and is reputed to be the oldest free house on the Isle of Wight, first recorded as a public house in 1454. Whitwell has many footpaths and bridleways running through it, offering access to wonderful country walks; outside the pub is a milestone for the Yar trail route that finishes in Bembridge where the Yar River flows into the harbour. Southern Vectis bus route 6 links Whitwell with the towns of Newport





and Ventnor, including intermediate villages. Niton is a very popular Island village with a good general store, chemist, post office and doctors' surgery. The White Lion pub in the village has an excellent reputation. Godshell is a quintessential, picturesque village, boasting some of the oldest architecture on the Isle of Wight. It enjoys a medieval church, thatched-roofed cottages and many traditional tearooms.

#### ACCOMMODATION

**ENTRANCE HALL** Welcoming entrance hall with ample understairs storage, access through to the open plan kitchen/diner, living room, utility room and cloakroom.

**KITCHEN/DINER** Beautiful shaker style Sheraton kitchen with a variety of fitted base and wall mounted units. Porcelain tiled flooring throughout. Ample worksurfaces with butler sink and drainer. New Rangemaster cooker with overhead extractor fan, large integrated NEFF fridge and freezer, dishwasher and waste unit. Through to

**DINING AREA** Spacious open plan room for table and six chairs. Dual aspect with west facing views over the rear garden. A feature timber and herringbone brick partition sits between the dining area and the entrance hall.

**BOOT ROOM** Barn door out onto the garden. Tiled floor with small seating area, generous space for coats and boots. Additional barn door through to the kitchen

**SITTING ROOM** Generous size sitting room with full height dual aspect glazed windows overlooking the west facing gardens. French doors out onto the patio. Large brick built fireplace with log burner.

**UTILITY ROOM** Space for washing machine and dryer. Ample storage shelves and worktop.

**CLOAKROOM** WC, wash hand basin and vanity unit. Heated towel rail

#### FIRST FLOOR

**LANDING** Good size landing with exposed wooden beams. Spacious airing cupboard. Access through to all four bedrooms and bathrooms.

**BEDROOM 1** Stunning vaulted ceilings with exposed beams Dual aspect windows overlooking the gardens and countryside beyond.

**ENSUITE SHOWER ROOM** Large walk in shower with glass panels and door. Wash hand basin and vanity unit, WC and heated towel rail.

**BEDROOM 2** Double bedroom with Sharps fitted wardrobes. Exposed beams to the ceiling. Views over the west facing garden and fields.

**BEDROOM 3** Small double bedroom, Views over the garden, exposed beams

## 6, Great Appleford Barns Appleford Lane, Whitwell, Isle Of Wight, PO38 2PN

Approximate Gross Internal Area  
1561 sq ft - 145 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

**BEDROOM 4** Single bedroom with views over the garden, exposed beams

**BATHROOM** Beautiful tiled bathroom with exposed wooden beams. Roll top bath and shower above with glass screen. Wash hand basin, WC and heated towel rail.

### OUTSIDE

To the front of the property is a delightful, well maintained communal courtyard area which is mainly laid to lawn and stocked with a range of plants and shrubs and provides access to the front entrance. In addition, there is a paved patio terrace to the front and a gated side access to the rear garden.

The large garden to the rear, backing onto farmland, which offers a sunny westerly aspect. The garden is enclosed by a mixture of fencing, stone walling and established hedging, mainly laid to lawn and stocked with a range, plants, trees and shrubs. There is a paved patio terrace adjacent to the property and a useful timber workshop/shed to the side. Additional garden shed. At the end of the garden is an enclosed gravelled area providing good off road parking for at least two cars.

**WOOD STORE** Covered log store with additional storage facilities.

**GARAGE** Attractive detached timber clad garage with light and power

**SERVICES** Mains water, electricity and private drainage. The property benefits from oil fired central heating with Worcester boiler, panelled radiators and double glazed units.

**EPC** Exempt - Grade II listed

**TENURE** Freehold

**COUNCIL TAX** Band D

**POSTCODE** PO38 2PN

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

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.