

# SPENCE WILLARD



Rew Street Farmhouse, Rew Street, Gurnard, Isle Of Wight, PO31 8NS

# *A handsome period farmhouse with light and flexible accommodation set in a large garden approximately half a mile from the coast, with double garage and parking*

VIEWING

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## **Rew Street Farmhouse**

Believed to originate from around 1800, this handsome farmhouse is listed, grade II and has a wealth of period features. Deep sash windows to the front elevation combined with impressive fireplaces, an elegant period staircase and some flagstone floors exude character. The house provides flexible, light accommodation over three floors with a cellar beneath and is attached on one side to the original cottage, in separate ownership. To the front is an attractive courtyard (shared with adjacent properties converted from the stone farm buildings and through which the driveway passes). To the rear and side of the house is a large garden of approximately 0.8 acre backing onto fields within which there is a double garage and a shepherd's hut situated in the orchard from which there are great views towards the Solent making for a wonderful retreat with potential for Glamping. The house provides a rare combination of a substantial period home with outbuildings and large garden in close proximity to Gurnard and Cowes.

The property is located in a quiet semi-rural location, close to the village of Gurnard with the sailing club, pubs and the coastal path and sea being within half a mile. Cowes is nearby also providing a good range of shops and restaurants with regular high-speed passenger service to Southampton.

## **Accommodation**

A wide flagstone path leads to an attractive Porch with partly glazed front door to:

### **Entrance Hall**

With a fine period staircase leading to first floor including period details.

### **Drawing Room**

A beautifully proportioned room with high ceilings and deep sash windows with original window shutters to the front elevation. Fireplace with ornate wooden surround with slate hearth housing a wood burning stove.

### **Cloakroom**

Flagstone flooring, washbasin and WC.

### **Kitchen/Dining Room**

A wonderful south-facing room with an extensive range of built in cupboards with worksurfaces over incorporating a ceramic sink, integral fridge, with space for dishwasher and range style cooker. Flagstone flooring and a large fireplace with a wood burning stove and cupboard to one side housing the gas fired boiler and hot water cylinder. A large south-facing window overlooks the garden makes for particularly light room.

### **Utility/Boot Room**

Stable door to the rear garden and tiled flooring and butler sink. Space for washing machine, dryer, fridge and freezer.

### **First Floor**

#### **Landing**

With staircase rising to second floor.

### Bedroom 1

A spacious double bedroom with lovely period floorboards, deep sash windows with shutters, providing views and glimpses of the Solent, ornate fireplace. Can either serve as a bedroom or reception room.

### Study

Solent glimpses and a window seat.

### Bedroom 3

A wonderful room fully panelled in antique pine with a feature period fireplace and built in cupboards. Outlook over the rear garden.

### Bathroom

A spacious room with a large corner bath, wash basin, wc and corner shower. Window seat and period fire place.

### Second Floor

#### Landing.

With hatch access to roof space. Door to under eaves storage area. Walk-in cupboard with hanging rails.

### Bedroom 2

A good-sized double bedroom with country views extending over The Solent. Period fireplace.

### Bedroom 4

A single bedroom with views over the surrounding countryside and Solent.

### Bathroom 2

A characterful room with exposed beams to ceilings and painted stone wall, fitted with a bath with mixer tap with shower attachment, wash basin with cupboards beneath and wc.

### Cellar

Accessed from the hallway and with stone flooring and incorporating a well, this characterful additional space served by lighting (but not suitable for dry storage). Window with shutters.

### Outside

Approached over a partly shared gravelled drive culminating in a private parking area to the front of the DOUBLE GARAGE/WORKSHOP. The gardens are a particular feature extending to approximately 0.8 acre bordering farmland to the East. To the rear of the farmhouse the principal gardens comprise various trees, ponds and a summer house which makes for an attractive and private setting. The lawns extend to the orchard with wonderful views over the surrounding farmland and towards The Solent with an array of fruit trees and vegetable beds. Between the farmhouse and the neighbouring cottage is a small shared stone paved courtyard with a covered rear porch serving as a log store. Well with stone surround and metal grate. Outside tap.

### Double Garage/Workshop

23'8" x 19'8"

Up and over doors, pedestrian door and windows to the sides. Served by power and lighting with a large workbench across one wall. Outside tap.

### Shepherd's Hut

Internally 17'3" x 6'7"

Light and power, double glazed windows with a pair of French doors providing wonderful country and sea views. Outside tap.

### Services

Mains water, electricity and gas. Private drainage (shared with the adjacent cottage).

### Postcode

PO31 8NS

### Directions

From Gurnard proceed west through to Gurnard Marsh and onto Rew Street, Rew Street Farmhouse will be found on the left after about 0.6 mile.

### Viewings

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

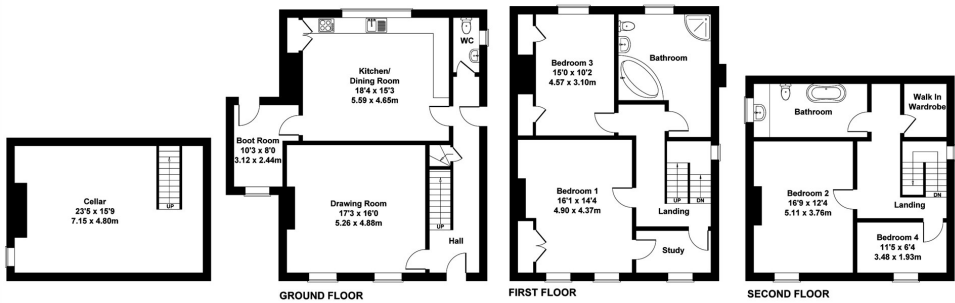
### Important Notice

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





**Rew Street Farmhouse**  
 Approximate Gross Internal Area  
 2529 sq ft - 235 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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