

SPENCE WILLARD



Vayres Farm, Whitcombe Road, Carisbrooke, Isle of Wight



# *Occupying an idyllic and secluded rural location with panoramic views, a stone farmhouse with a good range of outbuildings set in approximately 24 acres*

VIEWING:

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The farm benefits from a particularly quiet and attractive location with its elevated position providing wonderful views over its land and surrounding countryside, whilst it is sheltered from the prevailing winds by the downland to the rear. Well away from roads and neighbours, this particularly tranquil setting is rare to find and approached over a track which is also a bridleway providing direct access to an excellent array of downland walks and rides including the "Shepherds Trail" leading to the nearby village of Gatcombe. Situated within the Island's Designated National Landscape, (formerly the AONB), the farm's central position allows easy access to all parts of the Island with nearby facilities and shops in Carisbrooke and Newport providing for everyday needs.

The stone farmhouse, built in 1906, provides light accommodation with the principal rooms having a predominantly south-easterly aspect. The house has double glazing throughout and retains a wide array of original features including fireplaces and stripped pine doors. There are a good range of mainly period outbuildings including a superb stone barn, as well as numerous useful stores and a workshop all set in delightful gardens including a pond. The land is mainly pasture, comprising two fields extending to all sides of the farmhouse and includes areas with wild flowers. There are spectacular distant views from the house and the upper parts of the fields.

## **ACCOMMODATION**

### **GROUND FLOOR**

**ENTRANCE HALL** Timber staircase to First Floor and understairs cupboard.

**SITTING ROOM** A nicely proportioned reception room with country views and a wood burning stove set on stone hearth, built-in cupboards.

**KITCHEN/DINING ROOM** Fitted with an excellent Mark Wilkinson kitchen with an extensive range of built-in cupboards with granite worksurfaces including a dresser unit and space for a dining table. Lacanche range cooker with extractor over and integral Miele dishwasher and fridge-freezer. Access to driveway/ garden.





**LIVING ROOM** Distant country views, ornate fireplace with marble surround, two pairs of glazed doors opening to:

**CONSERVATORY** Situated on the southern side of the house with terracotta flooring and a series of double-glazed windows providing wonderful views over the garden, fields and surrounding countryside. French doors opening to the Garden.

**UTILITY ROOM** Butler sink with hardwood drainer and space for washing machine. Oil fired boiler.

**SHOWER ROOM** Shower, washbasin and WC.

#### FIRST FLOOR

**BEDROOM 1** A spacious dual aspect double bedroom with panoramic country views, built-in wardrobe and ornate, original fireplace.

**BEDROOM 4** A single bedroom with country views and airing cupboard.

**BEDROOM 2** A double bedroom with original fireplace, built-in desk and country views.

**BEDROOM 3** A double bedroom with downland views.

**BATHROOM** Roll top bath, WC and washbasin.

#### OUTSIDE

A **STORE ROOM** with power and light adjoins the northern elevation of the farmhouse whilst there is a **GREENHOUSE** with power and light along the rear elevation.

The farmhouse is set in delightful mature lawned gardens with numerous well stocked borders, shrubs and trees along with an attractive pond. There is a poly tunnel with integral irrigation system and a vegetable/cut flower garden. There are many places to sit and enjoy the superb views and the attractive gardens.

#### OUTBUILDINGS

A useful range of barns and outbuildings comprise:

**STONE BARN** 13.25m x 5.62m An impressive traditional stone barn with a high vaulted ceiling and large doors open to the northern elevation.

**LEAN-TO STORE** 13.2m x 3.63m with power and light

**ADJACENT STONE BARN** 5.6m x 5.4m and adjacent **OPEN FRONTED PORTAL FRAME BARN** 9.75m x 6.13m

**BARN TO SOUTH** 10.86m x 5.63m Partially open fronted with concrete floor.

**ADJACENT STORE/ STABLES** (former milking parlour) with power and light 7.55m x 5.37m

**WORKSHOP** with power and light 2.5m x 5.23m







#### THE LAND

The land comprises two fields, one of about 16.5 acres to the south and another of about 7.25 acres to the north, both in permanent pasture. The fields are registered with the Rural Payments Agency and are currently let informally for sheep grazing.

**SERVICES** Mains water and electricity. Private drainage. Oil-fired central heating. LPG for hob.

**EPC** Rating F

**TENURE** Freehold. The farm is approached over a track, designated as a bridleway, the initial section of which is shared with Lake Farm.

**COUNCIL TAX** Band F

**POSTCODE** PO30 3DY

**DIRECTIONS** Heading south on Whitcombe Road, having passed Great Whitcombe Manor on your right turn right after about half a mile onto a track signed as a Bridleway N109 to Gatcombe. Follow the lane passing the turn left to Lake Farm and bear right continuing up the track to Vayres Farm. Caution should be exercised by cars with low suspension.

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



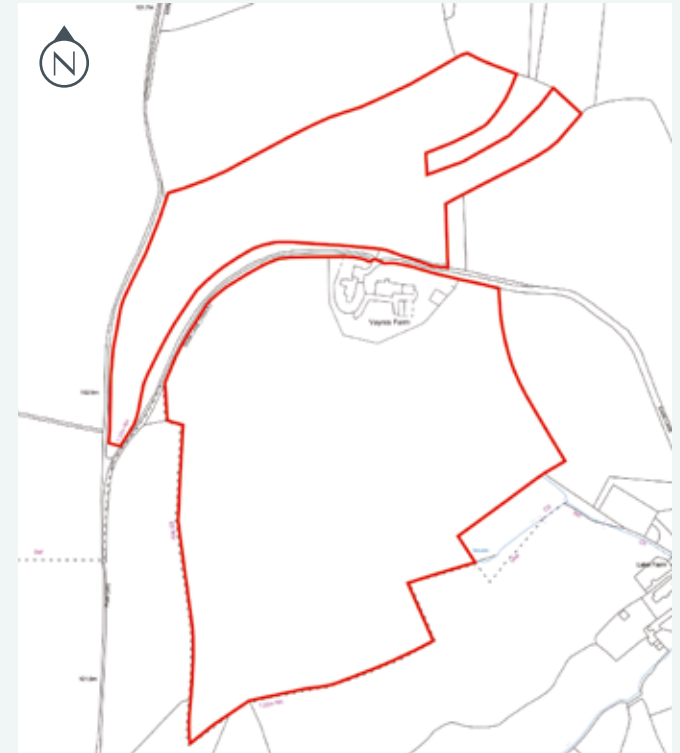
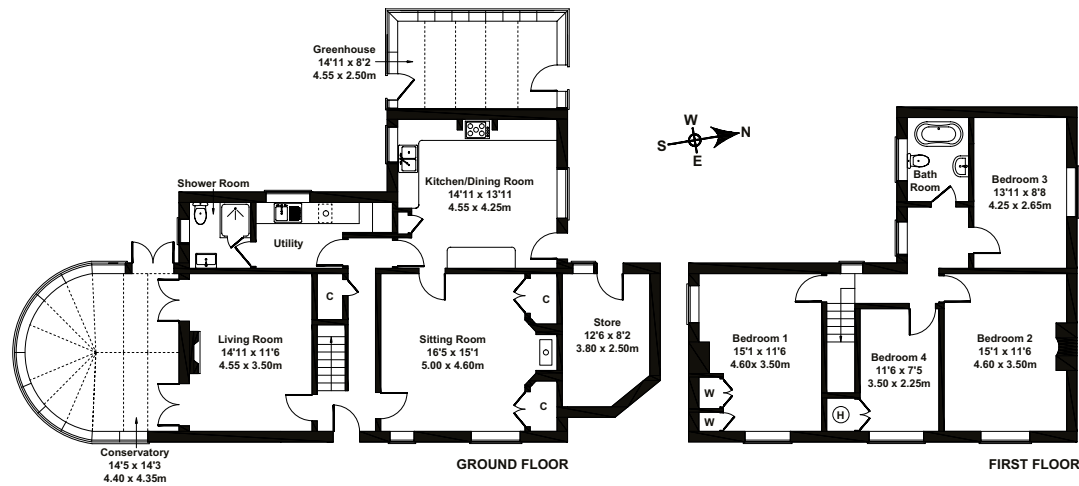






## Vayres Farm Whitcombe Road Carisbrooke PO30 3DY

Approximate Gross Internal Area  
2024 sq ft - 188 sq m



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