

# Wackland Farmhouse

WACKLAND LANE | NEWCHURCH | ISLE OF WIGHT

SPENCE WILLARD





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*An attractive historic manor house that has been extended and refurbished sympathetically and to an exceptionally high standard; with three holiday cottages, stabling and a pool complex all set in approximately 12.5 acres making for a wonderful opportunity*

ENTRANCE HALL | TWO RECEPTION ROOMS | KITCHEN BREAKFAST ROOM | DINING ROOM  
STUDY | WINE STORE | UTILITY ROOM | LAUNDRY ROOM | LARDER | BOOT ROOM

PRINCIPAL BEDROOM WITH EN-SUITE | FOUR FURTHER BEDROOMS | FOUR FURTHER BATHROOMS

MATURE GARDENS AND GROUNDS OF APPROXIMATELY 12.5 ACRES | GREENHOUSE  
WALLED GARDEN WITH VEGETABLE PATCH & FLOWER GARDEN | THREE HOLIDAY COTTAGES  
STABLES | PERIOD BARN | GARDEN STUDIO | CELLAR





## The Isle of Wight & Getting Here

Only 23 miles by 13 miles, and a short sea crossing from the mainland, the Island has a unique atmosphere boasting many attributes, not least of which is its slower pace of life and its own microclimate. It enjoys unspoilt villages and fine seaside resorts with many miles of impressive coastal scenery. With safe sandy beaches, it is a place for sailing, windsurfing and swimming, ideal for both young and old. There are many ways of crossing The Solent to the Island. If travelling by car there is a choice of three routes all with frequent services: including, Portsmouth to Fishbourne (45 minutes). If travelling on foot there is a fast and frequent catamaran service from Portsmouth to Ryde (15 minutes) and a similar service from Southampton

to Cowes (23 minutes), both connecting with regular mainline train services to London Waterloo. There is also a hovercraft from Southsea to Ryde, taking 10 minutes. To the west of Bembridge there is a small private aerodrome and Southampton Airport is also within easy reach, on the mainland. The Island is an international sailing mecca with many events throughout the season. The most famous is Cowes Week. In addition, there are many premier yacht and sailing clubs including Royal Victoria Sailing Club in Fishbourne.

## The Locality

Set in a secluded rural position at the end of Wackland Lane, there are wonderful downland views to the North. The nearby village of Newchurch has a well-regarded pub and the popular Garlic Farm with restaurant, and Harvey Browns with extensive farm shop and restaurant are both also close by. Many country walks can be enjoyed directly from the property and the Red Squirrel Trail leading across the Island from Cowes to Sandown can be accessed.

The main towns of Newport and Ryde for a wider array of amenities are a short drive away, and the coast for enjoying the beaches and access to mainland ferry connections are all within a 20 minute drive.







## The Property

Built for William Thatcher, who was renowned for hunting with a pack of harriers, and whose initials remain carved on the front elevation, Wackland Farmhouse features in "The Manor Houses of the Isle of Wight" by CWR Winter. The house retains some interesting features such as mathematical tiling to the front elevation and an original horse mounting block.

Originating from 1736, this handsome Georgian manor house is Listed, Grade II and has been sensitively extended in recent years to create a superb family home. The original house has been beautifully refurbished retaining a wealth of period features, whilst the modern extension houses a wonderful, light and spacious kitchen living space which leads through a utility area to connect with the large greenhouse and attractive walled garden.

The property is set in good grounds and has three cottages and stabling which produce a good rental income from holiday letting and livery. There is also a walled garden, large greenhouse, period barn, garden studio and swimming pool with pool house, which all form to make an attractive overall package.







## Accommodation

### GROUND FLOOR

**ENTRANCE HALL** Running the full depth of the house with doors to the front and rear elevations with flagstone flooring and staircase leading to the First Floor. Normally approached from the rear elevation via a **LOBBY** with coat hooks and bench seating.

**DINING ROOM** A superbly proportioned room with a pair of large sash windows providing views over the garden to the downland beyond. Flagstone flooring and large fireplace with impressive carved Purbeck stone surround.

**KITCHEN/LIVING ROOM** An exceptionally light room formed from a recent extension with two sets of bi-fold doors opening to the east, west and northern elevations providing access to adjacent terraces and wonderful views over the gardens. This single storey structure

features three large roof lights and oak flooring. A Harvey Jones kitchen incorporating an island provides an extensive range of base and wall units with marble worksurfaces with two sink units, Miele oven and dishwasher along with space for an American-style fridge and range cooker with extractor over. Contemporary wood burning stove.

**BOOT ROOM** Glazed doors to the front and rear elevations. Bespoke drawers for boots/shoes, coat hooks and bench seating.

**UTILITY ROOM** Further base and wall cupboards matching those in the kitchen with marble worksurfaces, sink unit, dishwasher and space for a freezer. Sliding door to **PANTRY** with built-in shelving including marble surfaces and temperature control.

**CLOAKROOM** Wash basin and WC.

Passageway with further coat hooks leads to:

**GREENHOUSE/POTTING SHED** A superb cedar-framed structure built in 2021 incorporating a greenhouse with mature fig and apricot trees and adjacent potting area with glazed lobby and doors opening to the walled garden.

**DRAWING ROOM** A beautifully proportioned room with a pair of sash windows with original shutters overlooking the front garden. Woodburning stove set in an ornate surround.

**SITTING ROOM** Panelled throughout with beautiful open fireplace with marble surround and westerly views over the garden.





**CLOAKROOM** Wash basin and WC.

**LAUNDRY ROOM** A good range of built-in cupboards with shelving and drawers with marble worksurfaces, sink unit and space for washing machines and tumble dryer. Part-glazed door to garden.

**WINE STORE** An impressive purpose-built store with extensive racking and EuroCave temperature control.

**STUDY** A triple aspect room with a wide, curved bay window overlooking the courtyard.

**CELLAR** Approached via stone steps below the staircase with sump pump.

**FIRST FLOOR**  
**LANDING** Seating area and outlook over the grounds.

**BEDROOM 1** A spacious bedroom with a range of built-in cupboards with views over the gardens.

**BATHROOM EN-SUITE** Well appointed bathroom with large walk-in shower, bath with mixer tap and separate shower attachment, wash basin, WC and heated towel rail.

**BEDROOM 2** A spacious, panelled bedroom with ornate fireplace and views over the gardens.

**BEDROOM 3** With wonderful views of the surrounding countryside to the downland.

**BATHROOM** Contemporary double ended bath, large walk-in shower, wash basin and WC.

A further **LANDING** with a good range of linen cupboards that leads to:

**BEDROOM 4** A triple aspect bedroom with views over the courtyard and surrounding countryside.

**TWO FURTHER SHOWER ROOMS**

**SECOND FLOOR**  
**ATTIC** A characterful attic room with country views and undereaves storage.

**SHOWER ROOM EN-SUITE** With shower, wash basin and WC.



## The Grounds

A spectacular garden lies to the east of the house's extension with a large natural stone terrace with adjacent concealed outdoor kitchen. Spectacular planting provides a riot of colour and texture forming an idyllic setting. To the western side of the house, a stone paved terrace extends across the front of the property beyond which is a lawned garden bordered by a wide array of mature specimen trees that forms a south and west facing area with natural pond and a wonderful **GARDEN STUDIO** (9'2" x 15'3") This largely glazed, timber clad structure with shingle roof provides an idyllic office/studio space with vaulted ceiling with roof lights and French doors to a veranda. There are built-in cupboards with a marble worksurface, sink unit and a Grundfos home booster heat pump serving underfloor heating. There is also a shower room with shower, wash basin and WC. Steps lead up to a mezzanine area.

A path divides the main garden from an arboretum beyond which the paddocks extend to approximately 12.5 acres. Within the walled garden there is a fruit cage, cutting garden and wonderfully planted borders.

To the east of the farmhouse is an attractive courtyard featuring an extensive range of outbuildings and the holiday lets centred around a lawned area with fruit trees. To the northern side are three holiday lets converted from former outbuildings whilst alongside the farmhouse is a superb stone and brick **BARN** (40' x 20', widening to 28') served by power and lighting.

**GARAGE/MACHINERY STORE** (33' x 19'6") With power, lighting, water and concrete floor approached by a pair of doors.

**POOL COMPLEX** With a discreet entrance and enclosed by an old stone wall, mature hedging and a stunning pool house, this secluded south facing area has an extensive stone paved terrace surrounding a heated swimming pool with roller shutter cover. The pool house comprises:

**LIVING SPACE** (15'7" x 14'3") With built-in cupboards and bi-fold doors opening to the pool. **SHOWER ROOM** Large walk-in shower, adjacent WC with sink. Adjacent open fronted **OUTDOOR KITCHEN** With sink and electricity. Pool plant room incorporating Heatstar air source heat pump and filtration equipment.

**STABLES**  
Six stables with adjacent store room, to the rear of which there is a further **BARN** (25'6" x 18') Divided into three stores and a tack room, with an adjacent log store.







## Holiday Cottages

Squire Thatchers Barn along with adjacent Paper Barn have been converted from a beautiful period stone barn to provide exceedingly characterful accommodation with exposed beams. Both benefit from gardens with terraces and far-reaching country viewings.

### SQUIRE THATCHERS BARN

Sitting Room | Dining Area | Kitchen | Utility Area  
Three Double Bedrooms | Two Bathrooms

### PAPER BARN

Open-Plan Kitchen/Living Room | Two Double Bedrooms  
Bathroom

### STABLE BARN

Open Plan Kitchen/Living Room | Two Double Bedrooms  
Both with Shower Rooms En-Suite

**N.B.** Floorplans of the Holiday Cottages available by request.

## General Information

**SERVICES** Mains water and electricity. Private drainage. Calor Gas fired central heating to the main house. Underfloor heating to all bath/shower rooms.

Electric heating to Stable Barn and Paper Barn, with Night Storage Heating to Squire Thatchers Barn.

**TENURE** Freehold

**COUNCIL TAX** Band G

**EPC** Listed, Grade II

**DIRECTIONS** From the centre of Newchurch proceed south and take the turning right in to Wackland Lane. Follow the lane and Wackland Farmhouse can be found after approximately 0.25 mile.

**POSTCODE** PO36 ONB

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







