

SPENCE WILLARD



# Little East Standen Manor

BURNT HOUSE LANE | NEWPORT | ISLE OF WIGHT





# Little East Standen Manor

BURNT HOUSE LANE, NEWPORT, ISLE OF WIGHT

## *Lot 1*

*Situated in a picturesque rural setting and surrounded by its own land, a Manor House steeped in history with southerly views and extensive outbuildings. Extending to approximately 41.91 acres (16.95 ha.)*

Lot 2 - Approximately 18.71 acres (7.57 ha.) including woodland and lake

Lot 3 - Approximately 13.18 acres (5.43 ha.) of farmland with derelict building

Lot 4 - Approximately 35 acres (14.16 ha.) of farmland

In all about 108.78 acres (44.02 ha.)

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK





## Little East Standen Manor

A charming period Manor House of Jacobean origins steeped in history and retaining a wide array of period features, situated in an elevated position within delightful mature gardens and a southerly aspect. The house is Listed Grade II and been in the same ownership since the 1960s and elements would now benefit from modernisation. The gardens form an idyllic setting with lawns, a diverse array of mature trees, well established borders and a swimming pool.

To the west of the house is the impressive range of period buildings, also Listed Grade II, including threshing barn, round house, stables, workshop, stores and garaging, whilst in addition are a range of more modern farm buildings and stable yard. The property benefits from being enclosed within its own land, surrounded by fields of pasture with Lot 1 extending to just under 42 acres, with an additional three lots providing a further 67 acres of adjoining pasture and woodland. A successful livery business has been run from the farm complemented by a sandschool.

Set amidst rolling farmland, the farm benefits from a particularly attractive rural setting within the National Landscape, (formerly known as the AONB) with good walks and riding in the surrounding countryside, whilst there is also good access to mainland ferry links at nearby Fishbourne, Ryde and East Cowes. Good shopping facilities in Newport, including Marks & Spencers, is a short drive along a picturesque lane. The relatively central location on the island also means the diverse coastline, with its array of beaches and bays as well as world renowned sailing, can all readily be enjoyed.



## Accommodation

### GROUND FLOOR

**RECEPTION HALL** A generous entrance to the house, staircase with carved oak handrail, open fireplace with carved surround and timber flooring.

**SITTING ROOM** With views over the garden and surrounding countryside, fireplace with wood burning stove, book shelving.

**DINING ROOM** A beautifully proportioned room with country views and an open fireplace with timber surround. Part-glazed door leading to lobby and the front garden.

**DRAWING ROOM** A dual aspect reception room with open fireplace with marble and timber surround, built-in cupboards and shelving.

**LOBBY** With coat hooks, built-in cupboards and shelving.

**PLAYROOM** A versatile reception room.

**LAUNDRY ROOM** Space and plumbing for washing machine and tumble dryer, fridge and freezer.

**CLOAKROOM** Washbasin and WC.

**KITCHEN/BREAKFAST ROOM** Country views and a fine stone fireplace housing wood burning stove. Fitted with a range of base and wall cupboards with worksurfaces, space for dishwasher and oven with extractor over.

**BOOT ROOM** With adjacent bread oven housing oil fired boiler.

### FIRST FLOOR (WEST)

**LANDING** With staircase to second floor and leading to a further landing with airing cupboard housing hot water cylinder and wooden slatted shelving.

**BEDROOM 1** Impressive period fireplace with stone surround and a deep window providing glorious views. Built-in cupboard.

**BEDROOM 2** A dual aspect double bedroom with country garden views, period fireplace with stone surround.

**BEDROOM 3** Outlook towards the traditional outbuildings, period fireplace.

**BEDROOM 4** Ornate, period fireplace, views over the fields.

**BATHROOM EN-SUITE** Bath, washbasin and WC

**BEDROOM 5** Southerly country views.

**BEDROOM 6** A double bedroom with easterly aspect.

**BATHROOM** Bath, washbasin and WC.

**BATHROOM 2** Bath and washbasin with adjacent separate WC.

### SECOND FLOOR

Two adjacent **ATTIC BEDROOMS** lead onto a further **ATTIC SPACE**.





## Outside

The driveway to the house leads through gate pillars to a turning circle and parking area centred around an ancient Mulberry tree to the western side of the house.

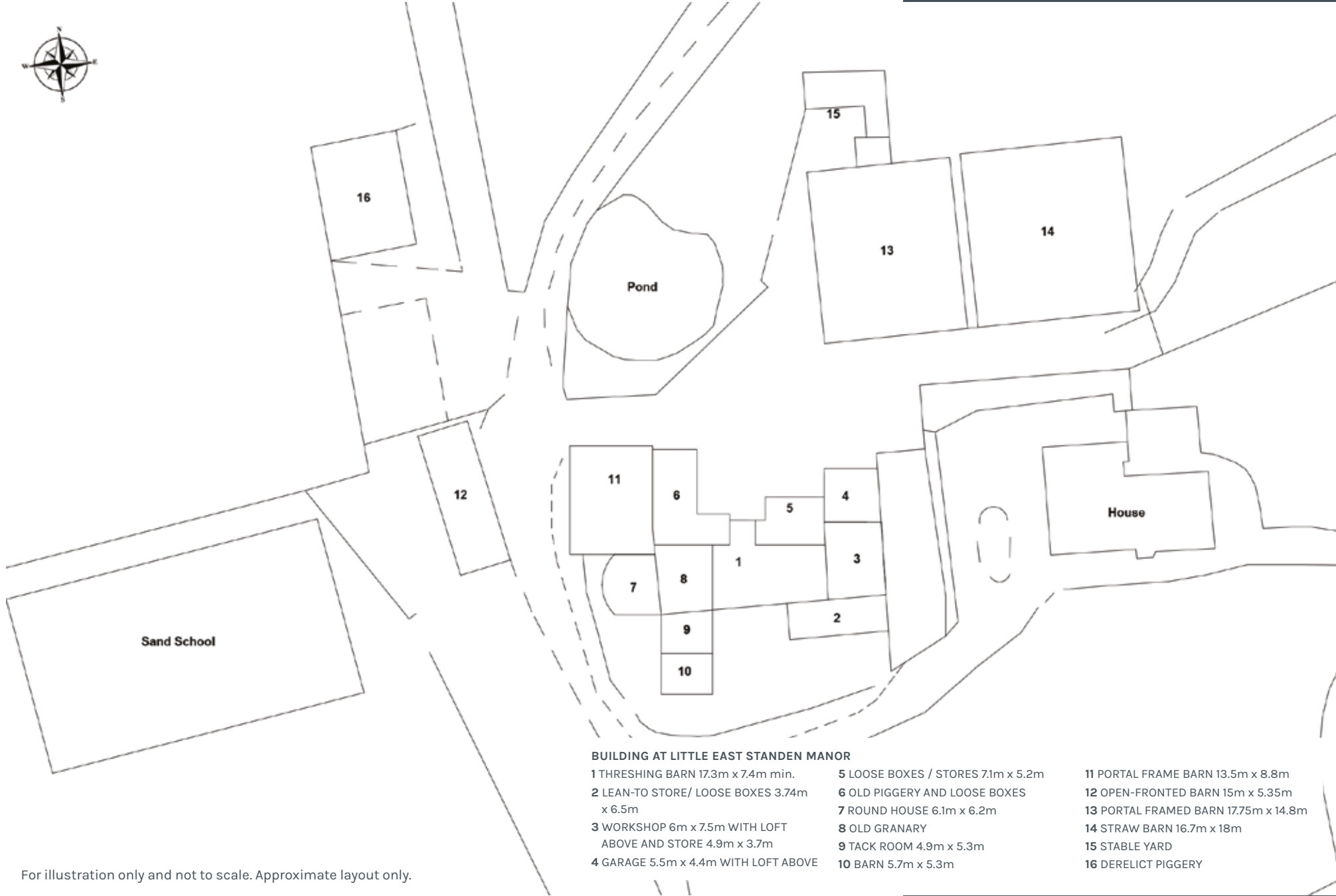
The property is set in delightful, mature gardens featuring a wide array of borders, shrubs and trees forming an idyllic setting for the property. To the front of the house, terraced lawns lead down towards a lower garden with **SWIMMING POOL** surrounded by stone terrace (with pool house housing filtration equipment and oil fired boiler.) The pool is in need of renovation having not been used since around 2018.

## Outbuildings

There is an impressive range of principally period outbuildings to the west of the house largely enclosed by an old stone wall and with a separate access from the farm track to the house. Centred around an impressive **STONE THRESHING BARN** with vaulted ceiling, exposed beams and flagstone flooring, is a range of further period barns shown on the plan and including a rare example of a **ROUND HOUSE**, **GRANARY**. **NUMEROUS LOOSE BOXES/ STABLES, STORES, GARAGING** and **WORKSHOP** all retaining may original features and offering great potential.

There are **THREE PORTAL FRAMED BARNs** centred around a concrete yard with an attractive **POND**, whilst to the northern side of the farmyard is a **STABLE YARD** comprising five stables/loose boxes with a tack room and small hay store.

To the western side of the track is a further **OPEN FRONTED BARN** and a **SANDSCHOOL** which has superb views and complements the excellent equestrian facilities with great potential to continue the longstanding livery business.





Little East Standen Farm

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**THE MAPPING COMPANY**  
Little Cutsey, Cutsey, Taunton, Somerset, TA3 7NY  
Tel: 01823 421394 Email: patrick@mapping-company.co.uk

Key

Lot 1 (16.95 ha/ 41.91 ac)

Lot 2 (7.57 ha/ 18.71 ac)

Lot 3 (5.34 ha/ 13.18 ac)

Lot 4 (14.16 ha/ 34.98 ac)

**LOT 1**

**LOT 2**

**LOT 3**

**LOT 4**

## The Land

### LOT 1 (INCLUDES MANOR HOUSE AND OUTBUILDINGS)

Extends to about 41.91 acres, this attractive land holding includes a series of fields now all laid to pasture and mainly divided by mature hedgerows surrounding the house and buildings.

### LOT 2

Approximately 18.7 acres including a lake fed by a spring fed water course with plantations to the north west of Lot 1.

### LOT 3

13.18 acres, including a **DERELICT PIGGERY** of blockwork construction.

### LOT 4

Approximately 35 acres of farmland to the east of Lot 1 with road frontage accessed from Burnt House Lane.





View from Bedroom 1

## General Information

**SERVICES** Lot 1 is served by mains water, electricity and private drainage. Oil fired boiler. Secondary spring fed water supply.

**POSTCODE** PO30 2NS

**TENURE** Freehold.

**EASEMENTS, WAYLEAVES AND RIGHTS OF WAY** The purchaser should satisfy themselves as to the extent and location of any easements, wayleaves or rights of way. The property is being sold subject to, and with the benefit of, all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

**EPC** Listed Grade II

**COUNCIL TAX** Band G

**GRANT SCHEMES** The land is within a Countryside Stewardship Scheme which expires in 2026.

**RIGHTS OF WAY** Three neighbouring cottages have a right of access along parts of the farm track running between Burnt House Lane and Standen Lane and this is also designated a public footpath. The main access to the farm is from Burnt House Lane. Access to Lot 2 and 3 will be reserved along the main farm track if sold independently from Lot 1.

**SPORTING AND MINERAL RIGHTS** All sporting and mineral rights are included in the freehold.

**VAT** Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the farm or any part of it, or any right attached to it becoming a chargeable supply for the purposes of VAT, such tax would be paid for in addition to the purchase price.

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

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Total area: approx. 537.7 sq. metres (5787.6 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and accessories, items and fixtures are approximate only. They cannot be considered as being a representation by the seller or agent. Some alterations, such as other arrangements may not reflect the actual design present and are for illustrative purposes only. Plan produced by Simon Arch Group www.simonarchgroup.co.uk. Plan produced using PlanIt.

Little East Standen Manor, Burnt House Lane, Newport





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