

SPENCE WILLARD



Buzzard Barn, Bunts Hill Farm, Whitehouse Cross, Porchfield, Isle of Wight

An attractive period stone converted barn with holiday let restriction situated within the Isle of Wight's National Landscape offered with adjoining ancient woodland

VIEWING

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BUZZARD BARN

Situated in an attractive, rural setting, within the Isle of Wight's National Landscape, (formerly Area of Outstanding Natural Beauty) Buzzard Barn forms part of Bunts Hill Farm. Set around a third of a mile from the village of Porchfield with its public house it is also close to the Newtown Nature Reserve. The internationally renowned sailing centre of Cowes with its wide range of shops and restaurants is around 5 miles away whilst Yarmouth is around 7 miles

This charming stone barn was converted in around 2003 and has been run as a successful holiday let since. There are wooden framed double-glazed doors and windows throughout with extensive exposed beams providing an abundance of character. Approached via a shared driveway leading into an extensive gravel parking area, the property benefits from ample parking and various outdoor stores. The adjacent ancient woodland extends to just under an acre and includes an array of mature trees and woodland flowers.

ACCOMMODATION

GROUND FLOOR

KITCHEN/LIVING ROOM An impressive and characterful room comprising an open-plan kitchen, dining and seating area with vaulted ceiling and large glazed openings to either side that incorporate the front door. The kitchen area comprises a range of oak-fronted base and wall cupboards with work surfaces, an integral oven with four-ring ceramic hob with extractor above and dishwasher, 1 ½ bowl sink unit and space for a fridge. The room opens into a central dining area beyond which is a good-sized seating area focused around an attractive brick fireplace housing a wood-burning stove on a stone hearth. Two separate staircases lead up to the first-floor accommodation.

CLOAKROOM Washbasin and WC.

BEDROOM 2 A good size double bedroom/twin bedroom with a southerly aspect and wall-mounted TV point.

SHOWER ROOM EN-SUITE Large shower, washbasin and WC.

BEDROOM 4 Double bedroom overlooking the woodland and with a Velux window and under-eaves storage.

SHOWER ROOM EN-SUITE Large shower, washbasin and WC.

UTILITY ROOM Space for washing machine and walk-in airing cupboard with slatted shelving housing direct hot water cylinder. Worcester gas-fired boiler serving central heating and hot water.

FIRST FLOOR

BEDROOM 1 A generous and characterful double bedroom with sloping, beamed ceiling, Velux windows and approached via a DRESSING ROOM/TV AREA.

SHOWER ROOM EN-SUITE Shower, washbasin, WC and Velux window.

BEDROOM 4 A characterful twin bedroom with a beamed sloping ceiling, Velux windows, distant country views.

BATHROOM EN-SUITE Bath, washbasin and WC. Velux window.

OUTSIDE An area of mature woodland extends to the south of the property. There are a series of stone and brick terraces adjacent to Buzzard Barn providing attractive seating and dining areas overlooking the mature woodland with an adjacent low maintenance garden. To the western elevation, there are the remains of the former pig sties.

Adjacent land available by separate negotiation.

PLANNING Buzzard Barn is subject to a holiday let restriction.

SERVICES Mains water and electricity via a sub metered supply from adjacent Swallow Cottage. Calor Gas-fired central heating. A private drainage treatment plant serves Buzzard Barn and neighbouring Swallow Cottage as well as the adjacent Bunts Hill Farmhouse. There will be a continued right for the farmhouse and Swallow Cottage to use the drainage system subject to paying a fair proportion towards its maintenance and repair.



EPC Rating D

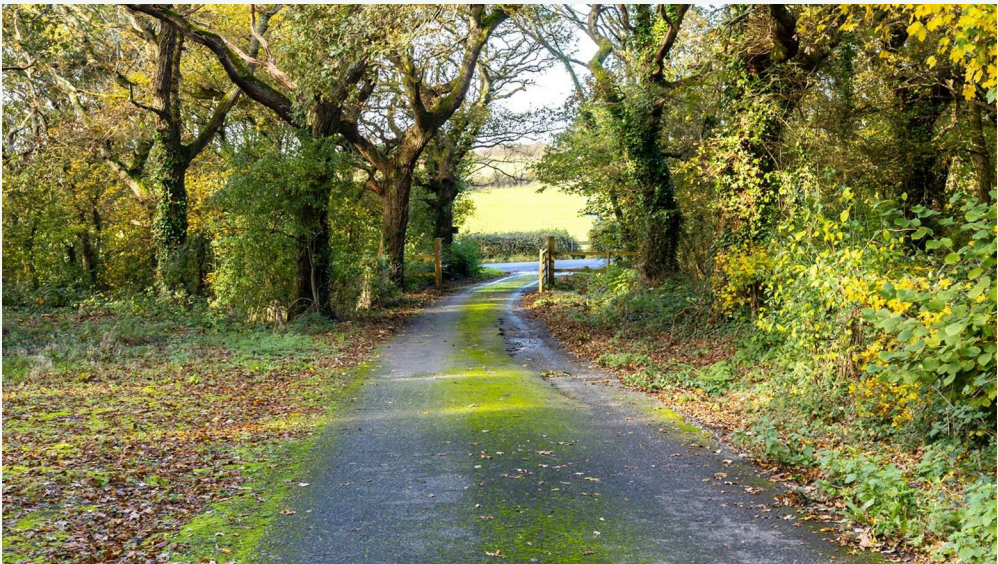
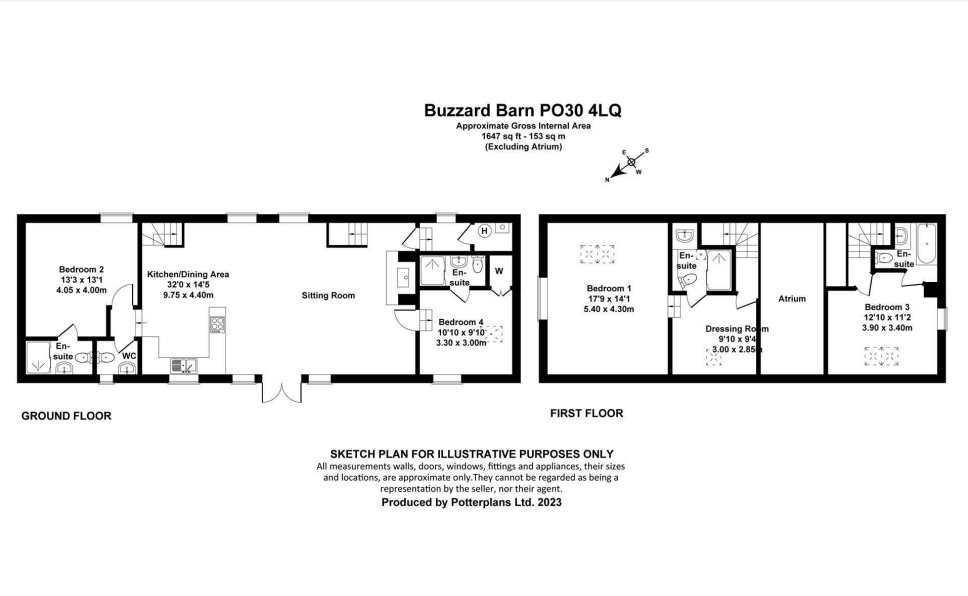
NON-DOMESTIC RATES Currently, Buzzard Barn and neighbouring Swallow Cottage have rateable value of £4950 to which small business relief applies with no rates therefore being currently payable. This will be reviewed once the property is sold.

RIGHT OF ACCESS Buzzard Barn will have right of access over the existing farm drive subject to paying a fair proportion towards its maintenance.

POSTCODE PO30 4LQ

TENURE Freehold

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



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