

SPENCE WILLARD



Pondcast Farm, Pondcast Lane, Havenstreet, Isle of Wight







*A stunning country house occupying a quiet, picturesque rural location, benefitting from meticulous refurbishment and extension with an annexe and outbuildings set within 5.5 acres*

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



Occupying a particularly scenic and tranquil location, Pondcast Farm is within easy reach of mainland ferry links with seclusion and panoramic views and superb country walks from the doorstep. Located close to the village of Havenstreet with its pub, the north coast of the island is within a couple of miles, where Wootton Creek and adjacent Fishbourne have mooring facilities, a sailing club, local shops and a choice of pubs and restaurants as well as the car ferry terminal. Ryde, about 3 miles away, has a wider range of shops and eateries, a great beach and both high speed catamaran and hovercraft services to Portsmouth and Southsea.

This historic farmhouse, which is Grade II Listed, was subject to extensive sympathetic renovation and modernisation including a superb extension resulting in a characterful yet fully modernised home with the benefit of modern comforts. The original part of the farmhouse dates from 1643 with Tudor brickwork on the front elevation and later extensions in 1780 and in the Victorian area. The extensive refurbishment involved a new roof in addition to new electrical, plumbing and heating systems, new floors and replastering throughout. Original features have been retained and a superb stone built extension with an oak framed vaulted roof provides a fantastic open plan Kitchen/Living room.

There is a wider array of oak joinery throughout including solid oak internal doors, staircase and built-in cupboards. The ground floor accommodation has limestone flooring with underfloor heating. High quality fittings have been used throughout the house, including Jim Lawrence door and window furniture, electrical sockets and light fittings. The Isle of Wight Society awarded a 'Very Highly Commended Certificate of Merit' for the restoration and extension and it also won a RIBA award of Commendation.



The farmhouse is complemented by a range of outbuildings including a recently converted detached stone annexe, an oak framed car port/ garage, a workshop and a barn, all set within low maintenance gardens backing onto a paddock of around 4.85 acres. This makes for an attractive and comprehensive package, extending to 5.5 acres in all.

On the opposite side of Pondcast Lane is a further field of approximately 2.75 acres offered as a separate lot.

#### ACCOMMODATION

##### GROUND FLOOR

**RECEPTION HALL** Approached via an oak front door, a spacious entrance doubling up as a further **SEATING AREA** focussed around an impressive brick chimney housing a wood burning stove. Limestone flooring and a southerly country view. Solid oak staircase to First Floor and a pair of partially glazed doors lead to a **REAR HALL** with door to **COURTYARD**. Adjacent walk-in **BOOT ROOM** with extensive hanging space and shelving.

**SITTING ROOM** A nicely proportioned room centred around a fine brick chimney with oak beam housing a wood burning stove whilst a south facing window with window seat provides southerly country views.







**STUDY** Dual aspect room with far reaching country views.

**BEDROOM 3** A double bedroom with built-in oak wardrobe cupboards.

**BATHROOM EN-SUITE** Double-ended bath, separate shower, wash basin and WC.

**CLOAKROOM** Wash basin, WC and oak cupboard.

A partially glazed link joins the original farmhouse with the sympathetically designed new build extension.

**UTILITY ROOM** Fitted with a good range of base and wall cupboards with solid work surface, ceramic sink and space for washing machine and dryer. A series of large cupboards include: **PLANT ROOM** housing Vaillant gas-fired boiler, direct pressurised hot water cylinder and controls for underfloor heating, **IT CUPBOARD**, and a **LINEN CUPBOARD**. Part-glazed door to the **GARDEN**.

**KITCHEN/LIVING ROOM** A particularly impressive room with vaulted ceiling featuring oak timbers, with wide bi-fold doors opening to the **COURTYARD** and a series of large windows all providing spectacular views over the grounds and surrounding countryside. The kitchen area is fitted with an excellent Neptune kitchen incorporating a large island unit with work surfaces and breakfast bar. There is a comprehensive range of integral appliances including a Miele wine fridge, dishwasher and gas fired AGA with electric companion



incorporating a four ring gas hob. Space for an American-style fridge freezer, two separate ceramic sink units. Shelved walk-in **LARDER CUPBOARD**. Beyond the kitchen area is a light and spacious **SEATING AREA** and **DINING AREA** from which the views can be enjoyed. Travertine limestone flooring with underfloor heating extends throughout.

#### FIRST FLOOR LANDING

**BEDROOM 1** A double bedroom with panoramic country views and an extensive range of oak wardrobe cupboards. Brick fireplace.

**SHOWER ROOM EN-SUITE** Large walk-in shower, wash basin and WC, heated towel rail and built-in cupboard.

**BEDROOM 2** A double bedroom with westerly country views and built-in cupboards.

**SHOWER ROOM EN-SUITE** Large walk-in shower, wash basin and WC, heated towel rail.

#### ANNEXE

Located just to the north of the farmhouse is a detached barn recently converted to provide ancillary accommodation comprising:

#### GROUND FLOOR

**KITCHEN/ LIVING ROOM** A triple aspect room with a kitchen comprising a range of built-in cupboards with oven, four ring hob and fridge. Limestone flooring extends into a **SEATING AREA** and **DINING AREA**. A staircase with oak banister leads to:

#### FIRST FLOOR

**BEDROOM** A double bedroom with a pair of glazed doors opening to a Juliet balcony providing far reaching country views.

**SHOWER ROOM** Shower, wash basin and WC.







## OUTSIDE

Approached via a pair of bespoke oak electrically operated gates that lead into a gravel driveway providing ample turning and parking space in front of the **CARPORT/GARAGE**. Adjacent is a partially lawned **COURTYARD** formed between the farmhouse and buildings with natural stone terraces with a Mediterranean feel. The neat lawned gardens extend around the **OUTBUILDINGS** and border the **PADDOCK**.

**WORKSHOP** A stone building, (6.37m x 2.66m) incorporating WC with sink and space for washing machine.

**DOUBLE CAR PORT** (6m x 6m) oak framed with adjacent **GARAGE** (6m x 2.85m).

**BARN** (12.2m x 4.3m) A former dairy now forming a useful **STORE**, and with potential for conversion.

**MOWER SHED** A small detached period building (2.55m x 1.8m).

**PADDOCK** Wrapping around the garden on the north, east and western sides is a **PADDOCK** of about 4.8 acres served by water and with direct access onto the lane.

## FURTHER INFORMATION

**SERVICES** Mains water, electricity, gas-fired central heating (separate systems for farmhouse and annexe). Private drainage.

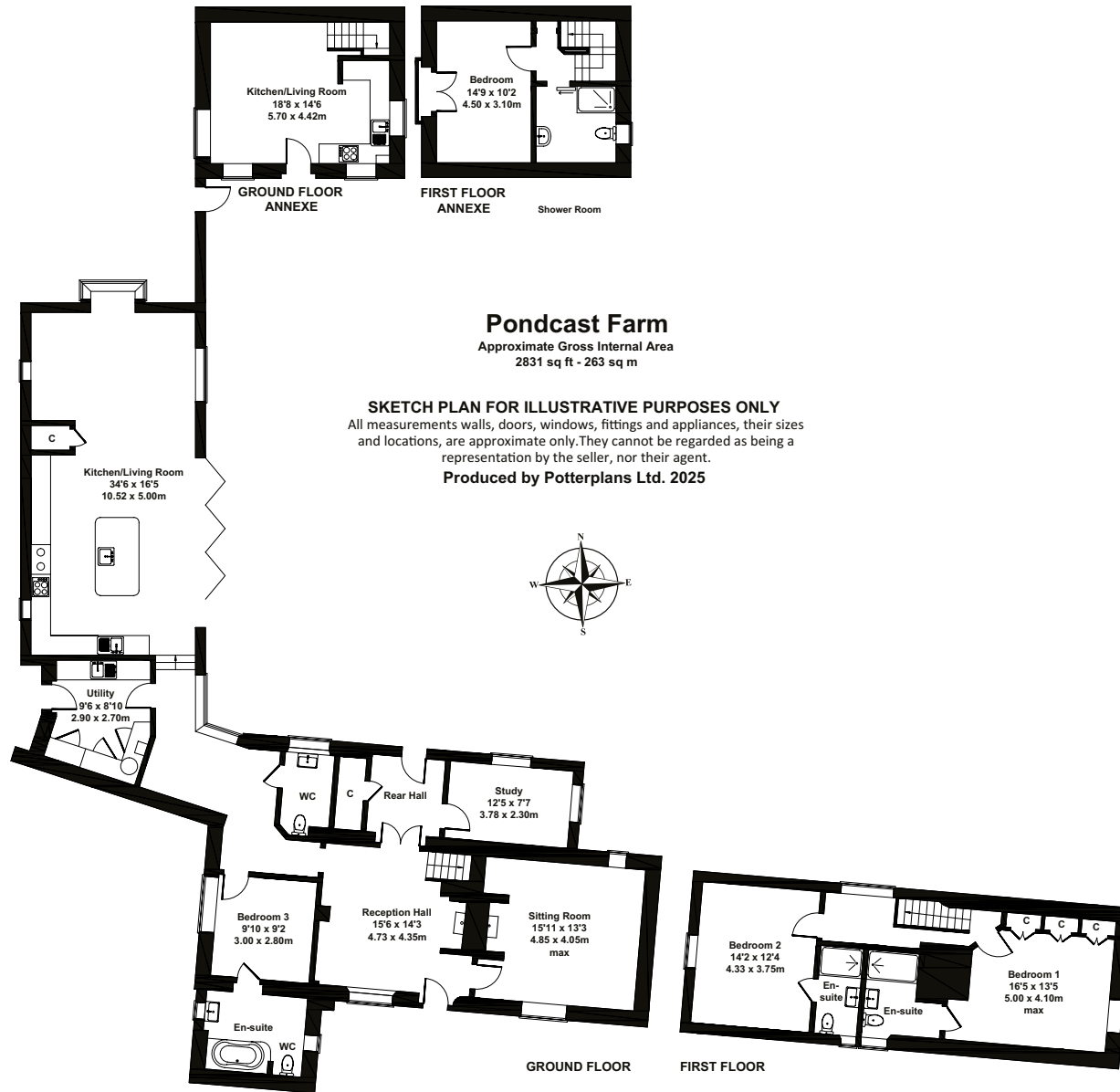
**TENURE** Freehold

**EPC** Grade II Listed

**COUNCIL TAX** Band G

**POSTCODE** PO33 4DD

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





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