

SPENCE WILLARD



Leechmore Farm, Niton Road, Bleakdown, Isle of Wight



*A superb country house providing light, modernised accommodation, along with an extensive range of outbuildings, including equestrian facilities set in approx. 6.25 acres, in a picturesque, rural position with panoramic views. Additional field available as a second lot*

VIEWING:

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Originating as a Victorian farmhouse, the property was extensively modernised and extended around 2002 creating a wonderful family home with light accommodation over three floors and modern comforts including double glazing throughout. The reconfiguration results in five spacious bedrooms, along with three bathrooms, generous landings whilst the ground floor has an excellent open-plan kitchen /living room, a separate sitting room, a study/snug, a conservatory along with a boot room and utility room.

The extensive range of outbuildings include excellent stabling, stores, a workshop and hay barn, whilst the surrounding paddocks extend to 5.46 acres in addition to which there is an ancient pond, providing a great all round package. An additional field of just under 5 acres just opposite is available as a second lot.

The property is located in an attractive rural position, with no immediate neighbours and superb views over the surrounding countryside as well as having easy access to Newport, as well as the south coast of the Island.

#### ACCOMMODATION

##### GROUND FLOOR

**ENTRANCE PORCH** A pair of part glazed doors open to:

**ENTRANCE HALL** Staircase off to first floor.

**SITTING ROOM** A light dual aspect room with gas fired stove and built-in cupboards and bookshelving to either side. Views over the garden and surrounding countryside.



**KITCHEN/LIVING ROOM** A superb large, open-plan living space with a kitchen to one end opening to a seating and dining area with oak flooring throughout. The kitchen area comprises a good range of built-in cupboards with granite worksurfaces, a four oven oil fired Aga with extractor above, and an American style fridge freezer, along with an Island unit with sink, Neff dishwasher and breakfast bar.

The seating area includes a gas fired stove and benefits from country views.

**CONSERVATORY** A particularly light and versatile seating area with French doors leading to the terrace. UPVC framed construction and double glazed.

**BOOT ROOM** Accessed from the rear elevation and with a flagstone floor. Coat hooks.

**UTILITY ROOM** Fitted with a good range of built-in cupboards, along with a sink unit, space for a washing machine and a lightly used electric oven and hob. Flagstone flooring, built-in book shelving and access to a drying cupboard.

**CLOAKROOM** Wash basin and WC.

**STUDY/SNUG** Outlook over the gardens and surrounding countryside, along with built-in cupboards to either side of a sealed fireplace.

#### FIRST FLOOR

**LANDING** Staircase rising to second floor along with space for a desk from which the views can be enjoyed.

**BEDROOM 1** A wonderfully light, dual aspect room with southerly and westerly country views. Walk-in wardrobe with extensive hanging rails and shelving.

**BATHROOM EN-SUITE** Fitted with a double ended roll top bath with mixer tap and shower attachment. Twin wash basins, large walk-in shower, WC and heated towel rail. Tiled throughout and with underfloor heating.

**BEDROOM 2** A double bedroom with panoramic country views and built-in wardrobe.

**BATHROOM EN-SUITE** Bath, shower, wash basin and WC.

**AIRING CUPBOARD** Housing hot water tank and with slatted shelving.

**BEDROOM 3** With built-in book shelving, wardrobe cupboard and downland views.

**FAMILY BATHROOM** Bath, wash basin, WC and shower.







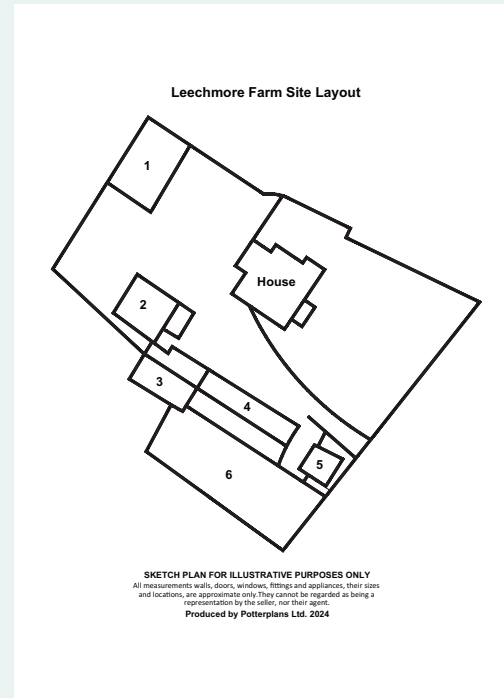
## SECOND FLOOR

A spacious **LANDING** provides a further seating or study area.

**BEDROOM 4** A characterful, double bedroom incorporating a seating area with exceptional country views from three aspects with sloping ceilings and built-in cupboard. There is also plumbing laid on and the potential to create an en-suite shower room.

**BEDROOM 5** A dual aspect double bedroom.

**SEPARATE WC**



#### OUTSIDE

A gravel driveway leads to a parking area to the front of the house as well as to a more extensive gravel parking area to the rear. There are an extensive range of outbuildings to the south and west of the house, and there are 3 paddocks surrounding the property, extending to approximately 5.46 acres. The easily maintained garden principally comprises lawns lying to the front and side of the house (with the opportunity to extend this if desired). To the southern end of the paddocks there is also an old pond providing a haven for wildlife. There is a rarely used Public Bridleway running along the western boundary that leads towards The Chequers Inn pub.

#### OUTBUILDINGS (NUMBERED AS PER THE PLAN)

**(1) BARN /GARAGE** (13.7m x 8m) A large steel portal framed barn with concrete floor, power and lighting.

**(2) STABLE BLOCK** Converted from an open-fronted cart shed with two large loose boxes both approximately 4.3m x 5.15m with lighting plus an adjacent store (5.2m x 2.73m).

**WORKSHOP (9M X 2.96M)** With power and lighting.

**(3) STABLING** Incorporating washroom (3.2m x 1.86m), feed store (2.5m x 3.5m), tack room, store (9.8m x 4.4m) 3 loose boxes (10.8m x 3.6m).

**(4) STORE** (8.95m x 3.74m) Timber framed, clad with corrugated sheeting and a concrete floor.

**(5) BARN/GARAGE** (4.88m x 5.6m)

**(6) HAY BARN** (30m x 10.7m) A timber framed pole barn.

#### LOT 2

There is a further field to the east immediately opposite of about 4.95 acres available as a separate lot .

#### SERVICES

Mains water and electricity. Private drainage. Oil-fired central heating with external boiler and oil-fired Aga. There is also a well adjacent to the outbuilding that has a metal cap on it.

#### EPC

Rating D

#### POSTCODE

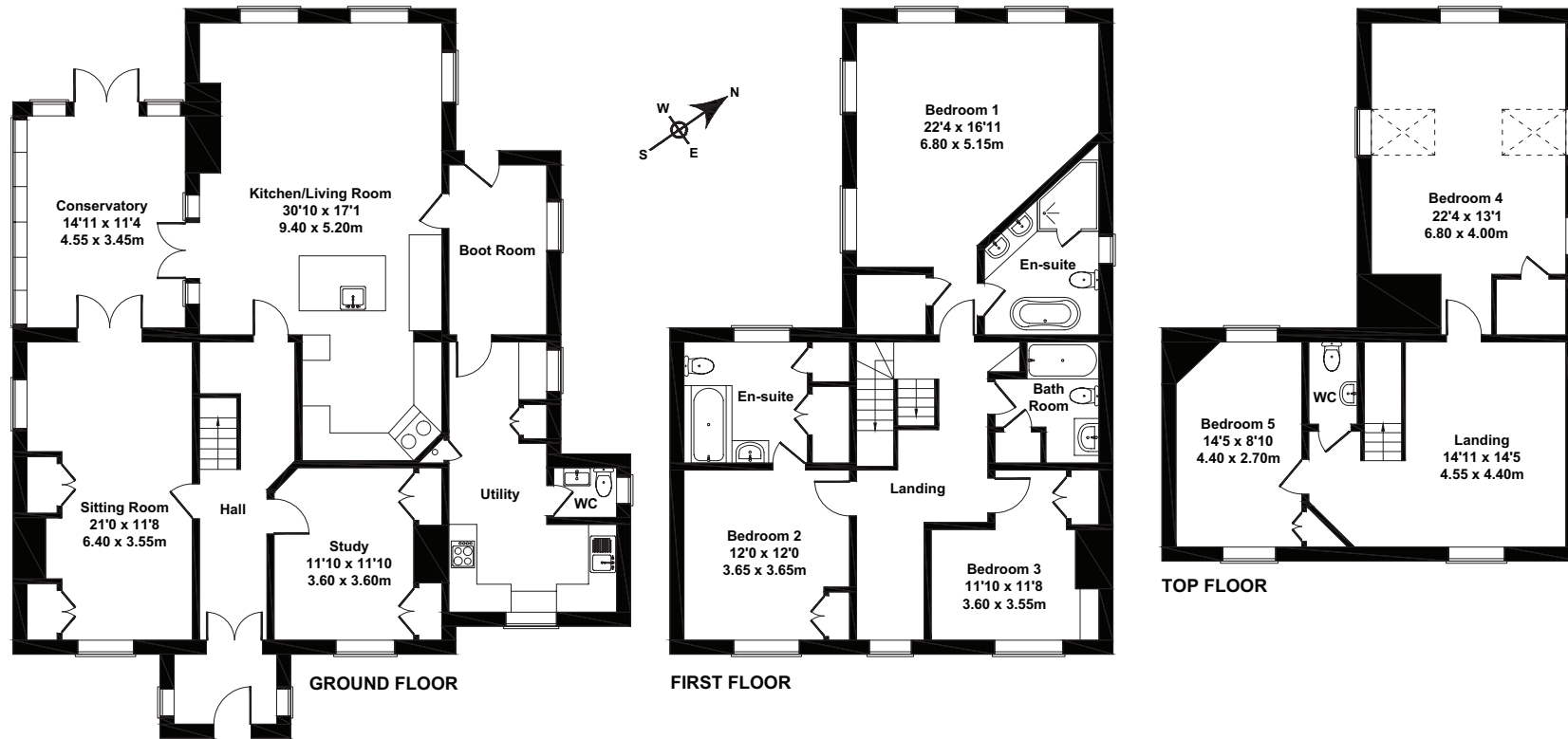
PO38 3LB

#### VIEWINGS

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

## Leechmore Farm, PO38 3LB

Approximate Gross Internal Area  
3208 sq ft - 298 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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