

SPENCE WILLARD



Bowcombe Lodge, Plaish Lane, Carisbrooke, Isle of Wight

A fine period country house with paddocks and good views over the surrounding Bowcombe Valley

VIEWING:

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Believed to have originated from a farm cottage, most likely to have been built in the late 1600s, the house has been substantially extended over time with a grand Regency addition, resulting in a characterful family home which is Listed, Grade II. The house benefits from some particularly well-proportioned principal rooms and five double bedrooms, three bathrooms as well as an attic bedroom/study and a play room. In addition to an adjacent double garage there is a cellar and stable block. The property is set in grounds of approximately 2.1 acres, including two paddocks which have good access onto the surrounding network of bridleways and quiet country lanes. The house has had a range of interesting previous owners including the yachting correspondent to The Telegraph and various vicars, one of whom took in evacuees during the 2nd World War.

The property is situated in an attractive rural setting, designated as an Area of Outstanding Natural Beauty yet has excellent access to nearby Carisbrooke and Newport with a wide range of local shops. Equally coastal towns such as Cowes and Yarmouth, with their mainland ferry links are easily accessible.

GROUND FLOOR

The **DRAWING ROOM** provides a stunning entertaining space with neo-gothic French doors and matching windows providing access to and views over the gardens. There are Jetmaster fires set in matching ornate surrounds to either end. In addition there is a **SITTING ROOM** with George III fireplace adjacent to a wooden framed **CONSERVATORY** with double glazed windows with a wonderful outlook over the gardens and surrounding countryside.

The well-proportioned **DINING ROOM** has a window seat, walk-in cupboard and Jetmaster fire with the original bread oven adjacent, along with access to the garden and country views.



The hand-built **KITCHEN/BREAKFAST ROOM** is fitted with a range of cupboards and with space for a dishwasher, fridge, freezer, oven and with a larder cupboard. There is access from the **BREAKFAST AREA** into the garden. A **UTILITY ROOM** has space for a washing machine and dryer and houses an oil fired boiler with an adjacent airing cupboard and **CLOAKROOM**.

FIRST FLOOR

There are **FIVE DOUBLE BEDROOMS** all with built in wardrobes and **THREE BATHROOMS** (two of which are en-suite). The principal bedroom also has a **BALCONY** with wonderful views towards Carisbrooke Castle.

SECOND FLOOR

There are **2 ATTIC ROOMS** providing a **6TH BEDROOM/ STUDY** and **PLAYROOM**, both with sloping ceilings and Velux windows overlooking the surrounding countryside.

OUTSIDE

The house is approached via a gravelled driveway with generous parking area in front of a **DOUBLE GARAGE** with power and lighting. From the garage steps lead down to a **CELLAR**.

The **DELIGHTFUL GARDENS** provide an attractive setting for the house and comprise lawns with an array of well stocked borders and a wide variety of trees and shrubs. There are a series of terraces for outdoor dining, one of which is adjacent to an ornamental pond with waterfall. There is also a small vegetable garden and greenhouse whilst to the east are **TWO PADDOCKS**, extending to approximately 1.5 acres with access onto Plaish Lane and served by water. A **STABLE BLOCK** provides up to three good sized stables and a tack room served by power and water and with a concrete hard standing. There is a discreetly located garden store, compost area and oil tank.

DIRECTIONS

In Carisbrooke at the mini-roundabout at the junction of the B3401 and the B3323, adjacent to the Waverley Pub proceed towards Shorwell. After 0.9 miles take the left turn into Plaish Lane and Bowcombe Lodge will be found on the left hand side after about 70 metres.

SERVICES Mains electricity, free mains water, private drainage, oil fired central heating.

POSTCODE PO30 3HU

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

Bowcombe Lodge

Approximate gross internal area 3813 sq ft - 354 sq m



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