



## BENNETT STONE BARN NEWPORT ROAD GODSHILL, PO38 3LY

£1,250,000  
FREEHOLD

A stunning 3 bedroom converted barn situated within a 4.75-acre plot. This fabulous property provides the perfect blend of tranquility and peaceful living and is surrounded by countryside and adjacent to a bridleway. A chic interior that seamlessly combines modern comforts with traditional features such as perfect beams and vaulted ceilings. The property exudes charm and character in every corner, making it a truly special place to call home. CHAIN FREE.

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# BENNETT STONE BARN

- CHAIN FREE - 3 bedroom converted barn + outbuildings
- Immaculate and upgraded throughout
- Rural position and fabulous Views with 4.75 acres\*
- Consent for a three bedroom holiday let



## The accommodation with approximate measurements

### Door to

### Hallway 5.28m x 3.58m (17'4" x 11'9")

A light and bright welcoming entrance with vaulted ceilings. Built in storage cupboard. Doors to:

### Lounge 7.45m x 4.92m (24'5" x 16'1")

A fabulous large room with vaulted ceilings and a velux windows. Exposed beams. Double glazed French doors to the front aspect and superb open rural views. Multi fuel burner with brick fire place.

### Bedroom 4.01 x 4.99 (13'1" x 16'4" )

Built in wardrobes. Electric heater. Door to:

### En suite

Low level WC. Large walk in shower. Hand basin. Heated electric towel trail. Double glazed window to rear.

### Bedroom 5.0 ( max) x 3.8 (16'4" ( max) x 12'5" )

Double glazed windows to rear aspect. Electric heater. Door to courtyard door to en-suite.

### En-suite

Low level WC. Large walk in shower. Hand basin. Heated electric towel rail. Double glazed window to rear.

### Kitchen/diner 8.71m x 5.16m (28'7" x 16'11")

Fully fitted beautiful kitchen with matching wall, base and drawer units. Integral fridge freezer and dishwasher. Free standing range oven. Extractor

over. Ceramic sink and drainer with mixer tap. Matching Island with storage. Seperate larder. Multi fuel burner with hearth. French doors to front and raised patio overlooking fields beyond. Double glazed doors to side aspect over looking garden. Double glazed window to front and side aspects. Exposed beams and vaulted ceilings. Two Velux windows.

### Utility room

Double glazed window. Hand basin with vanity storage. Space and plumbing for washing machine. Space for washing machine.

### Bathroom

Bath. Shower cubicle. His and hers sinks with vanity storage. Low level WC. Electric heated towel rail.

### Study/ dressing room

Double glazed window to both side aspects. Electric heater. Stairs to first floor.

### Stairs to first floor

### Landing

### Bedroom 6.7 x 3.84 (21'11" x 12'7")

Vaulted ceilings. Velux windows. Sloped ceilings.

### Outside

A private gravelled drive leads you up to the this beautiful barn which is positioned within a 4.75 acre plot. Established gardens wrap themselves around the property along with relaxing patios and

raised areas to take in the fabulous views across the garden and the neighbouring fields

The plot stretches as far as the eye can see and has its own woodland to the side which is also adjacent to the bridle path.

A chalet is also positioned perfectly for relaxation within the gardens. A wood store, work shop and caravan can also be found in the extensive garden.

#### **Additional information**

Council Tax Band E

No Gas

Electric Heating

Private Drainage (approx. 2 years old)

Please confirm the size of the plot as we have not independently verified.

Planning reference for Holiday Let conversion:

21/02146/FUL

## BENNETT STONE BARN





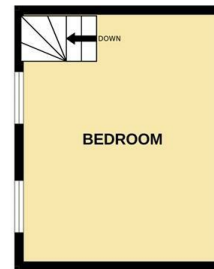




GROUND FLOOR  
1221 sq.ft. (113.4 sq.m.) approx.



1ST FLOOR  
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 1435 sq.ft. (133.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements