



Barncroft  
Colwell Road | Totland Bay | Isle of Wight | PO39 0AH

FINE & COUNTRY

# Step inside

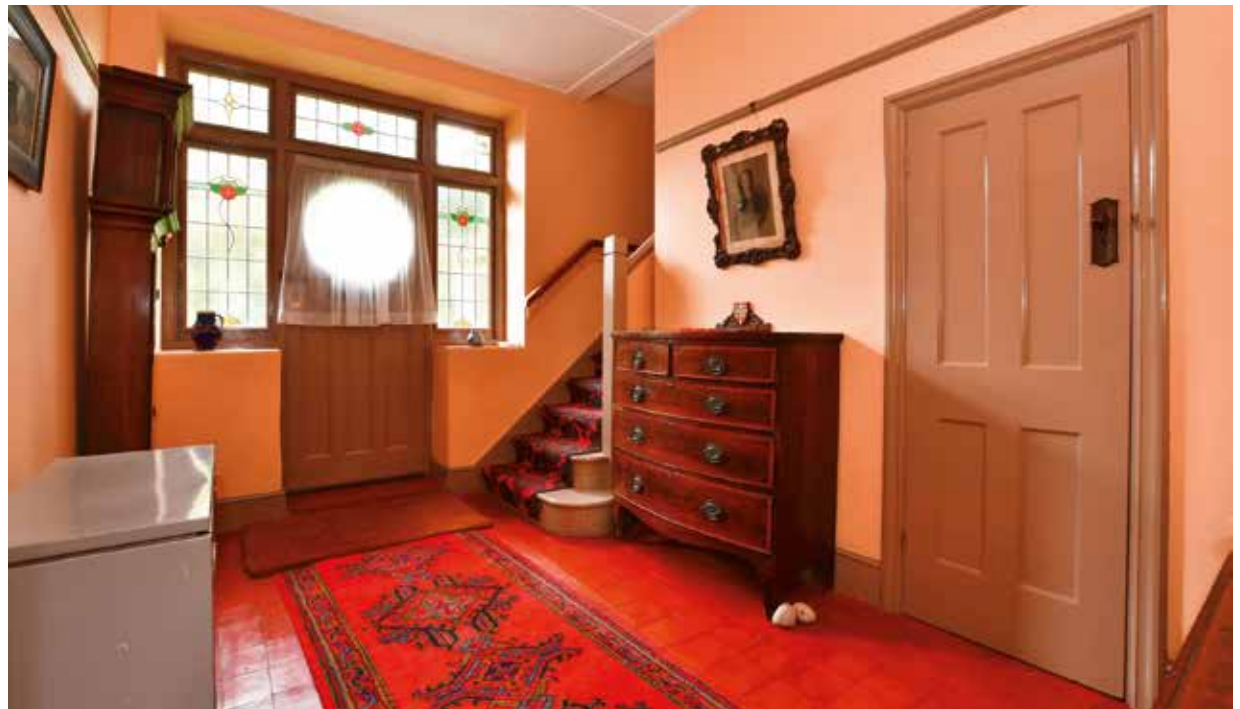
## Barncroft

Steeped in history and dating back to the time of the Napoleonic Wars when it was used as an officer's mess kitchen, this fascinating converted Isle of Wight stone barn has been in the same family for more than 80 years. It nestles in the midst of about 0.4 of an acre of stunning grounds and is located in the beautiful West Wight area of the Isle of Wight overlooking Colwell Common and only a five minute walk from Colwell Bay.

It is believed to have been converted in the 1930s and still retains some wonderful internal period features including Art Deco fireplaces, quarry tiles and parquet flooring, chequerboard ceiling beams, picture rails and panelled doors. Externally it also has charming features such as black and cream first floor overhang eaves, stone walling around the courtyard and terrace, chimney stacks and a delightful period front door surrounded by stained glass windows. As a reminder of its military past the property is approached through old military cast iron gate posts leading to a tree lined drive and the garage which was the original stables and hayloft.

There is a spacious entrance hall with terracotta tiles, a ground floor cloakroom, stairs to the first floor and a door to the dual aspect, light and bright lounge. This includes parquet flooring, a box bay window and a delightful cast iron fireplace with a stone surround. A corridor leads to the kitchen with its colourful green units and terracotta tiled flooring as well as a back door to the garden and to the triple aspect dining room with its views over the garden and a brick surround fireplace. Upstairs there is a family bathroom, a separate toilet and three double bedrooms including the dual aspect main bedroom with a box bay window and a stunning cast iron fireplace with tiled inset.

Outside this property really comes into its own. There is a shady rear courtyard accessed via French doors from the corridor and a sunny rear terrace together with a formal garden area as well as a wonderful informal garden that is ideal for children to play 'hide and seek' with lawns and shrubs as well as mature pine, mulberry, medlar and fig trees and a carpet of primroses in the Spring. There is also a back gate to the lane and space to build an additional dwelling, subject to the necessary planning permissions.





# Seller Insight

“ It has been a really happy home for our family over the past 80 years and during the past 30 or more years we have all thoroughly enjoyed spending our summers here. But we feel it is now time to let it go to new owners who can create their own dream home. We realise that internally it needs updating but the fundamentals are there in terms of its uniqueness, a quiet and peaceful location where you can enjoy the stunning sunsets and wonderful period features. The house is in a delightful position and we have lovely views across Colwell Common. We can be on the beach in five minutes or enjoy a promenade walk to Totland as well as a delightful stroll to Headon Warren, Afton and Tennyson Downs. Golfers can enjoy their game at the Freshwater Bay Golf Club while the Freshwater Sports Club and West Bay Country Club and Spa are not far away.

We are only around two miles from Yarmouth that, as well as the ferry port and marina, includes a 16th century castle, a Grade II listed pier that provides views across The Solent and a raft of restaurants, bars and individual shops. There is also nearby Tapnell Park and Fort Victoria Park.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







### Travel

2.2 miles from Yarmouth to Lymington Ferry Terminal  
 16.8 miles from Fishbourne to Portsmouth Ferry Terminal  
 14 miles from West Cowes to Southampton Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit [www.islandbuses.info](http://www.islandbuses.info)

### Leisure Clubs & Facilities

The West Bay Country Club & Spa, Norton	1.4 miles
Freshwater Bay Golf Club, Freshwater	2.5 miles
West Wight Sports & Community Centre, Freshwater	0.9 miles
Medina Leisure Centre, Newport	12.8 miles

### Healthcare

Doctors Surgeries	
Brighstone Surgery, Brighstone	01983 740219
Yarmouth Surgery, Yarmouth	01983 758998
West Wight Practice, Freshwater	0844 815 1428
Brookside Health Centre, Freshwater	01983 758998

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	11.6 miles 01983 822099

### Education

Primary Schools  
 Brighstone C of E Primary School, Brighstone  
 Yarmouth C of E Primary School, Yarmouth  
 All Saints C of E Primary School, Freshwater  
 Shalfleet C of E Primary School, Shalfleet  
 St Saviour's R C Primary School, Freshwater  
 Freshwater Early Years Centre, Freshwater

### Secondary Schools/Colleges

Ryde Academy, Ryde  
 Christ The King Upper College, Newport  
 Carisbrooke College, Newport  
 Ryde Private School, Ryde  
 Island Innovation VI Form Campus, Newport  
 Isle of Wight College

### Learning Assisted Schools:

Medina House, School Lane, Newport  
 St. Georges, Watergate Road, Newport  
 Clatterford Tuition Centre, Newport  
 Thompson House Tuition Centre, Newport

01983 740285  
 01983 760345  
 01983 753267  
 01983 760269  
 01983 752175  
 01983 755287

01983 567 331  
 01983 537 070  
 01983 861 222  
 01983 562 295  
 01983 522886  
 01982 526 631

01983 522 917  
 01983 524 634  
 01983 524 680  
 01983 539 967

### Entertainment

Restaurants / Bars  
 The Waterfront Bar & Restaurant, Totland Bay  
 Highdown Inn, Totland Bay  
 The Piano Café / Restaurant, Freshwater Bay  
 The Vine Inn, Freshwater  
 The Hut, Freshwater  
 The Wheatsheaf, Yarmouth  
 Off the Rails, Yarmouth  
 The Sun Inn, Hulverstone

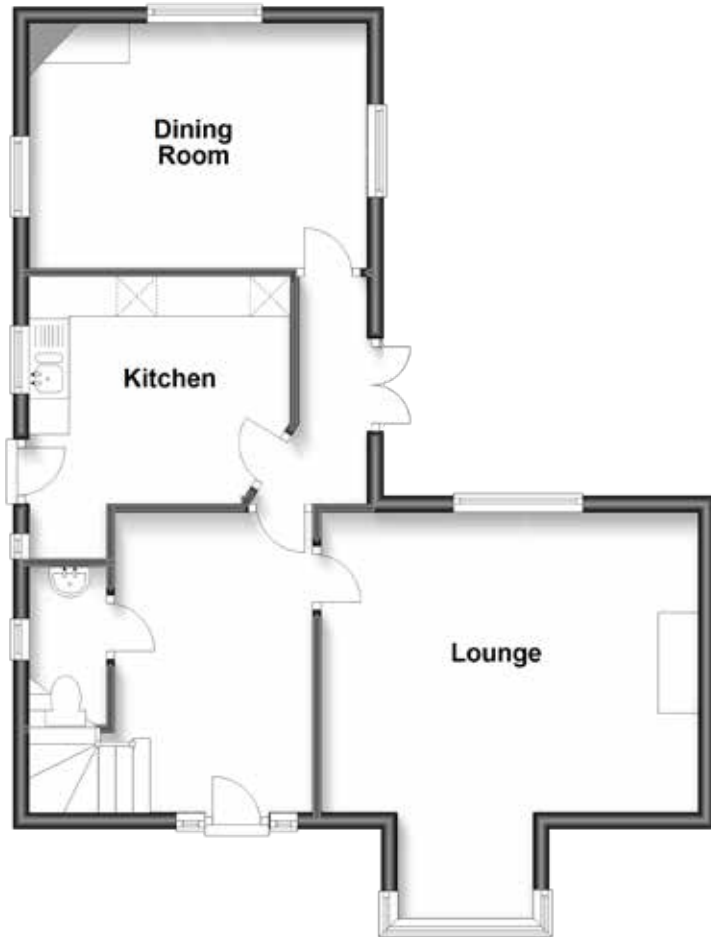
These bars and restaurants are available within a 15-minute radius of this home

### Local Attractions / Landmarks

Blackgang Chine - Blackgang  
 Tapnell Farm - Yarmouth  
 Fort Victoria Country Park - Norton  
 St Catherine's Oratory, Niton  
 The Needles Landmark Attraction - Alum Bay  
 Carisbrooke Castle - Carisbrooke  
 Appuldurcombe House - Wroxall  
 Isle of Wight Pearl Centre - Brighstone

### Ground Floor

Approx. 59.3 sq. metres (638.1 sq. feet)



### First Floor

Approx. 66.1 sq. metres (711.5 sq. feet)



### GROUND FLOOR

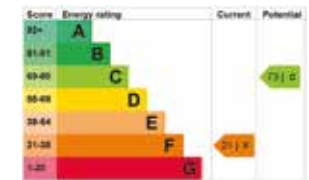
Entrance Hallway  
Lounge 15'6 x 12'3 up to bay  
Cloakroom  
Inner Hallway  
Kitchen 10'9 x 9'4  
Dining Room 14'1 x 10'1

### FIRST FLOOR

Landing  
Separate Toilet  
Bedroom 1 14'4 x 11'5  
Bathroom  
Bedroom 2 15'6 x 12'9 up to bay  
Bedroom 3 12'4 into alcove x 11'6

### OUTSIDE

Front Garden  
Driveway Parking  
Detached Garage  
Rear Garden



Council Tax Band: E

Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed 18.08.2022





Fine & Country  
Tel: +44 (0)1983 520000  
isleofwight@fineandcountry.com  
28 St James Street, Newport, Isle of Wight PO30 1HY

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fineandcountry.com™