



Apse New Barn Farm
Ventnor Road | Shanklin | Isle of Wight | PO37 7PP

FINE & COUNTRY

Seller Insight

“ This stunning home is situated in a tranquil setting away from busy roads and bustling crowds, however, just a short walk will take you to a convenience store for all the essentials, and a few minutes' drive away is the charming seaside town of Shanklin. Here you will find everything required with a variety of shops, tearooms, pubs and restaurants, plus a theatre and supermarket, and of course, beautiful, golden sandy beaches.”*

* 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.





Step inside

Apse New Barn Farm

Accessed via a private lane approximately 100 metres from the main road, this exquisite, 18th century farmhouse is set within 3.72 acres of land and surrounded by spectacular countryside. Whilst proudly displaying its numerous original features, this fabulous, four bedroom home has been extensively renovated to an incredibly high standard by the current owners, making it a wonderful example of contemporary living meets old world charm.

Enter on the north side into the stunning contemporary kitchen, that boasts both practical and stylish natural stone countertops, induction hob and all integrated appliances, as well as space for a breakfast area. Conveniently located directly adjacent to the kitchen is a good-sized utility room, corresponding to the kitchen in design.

The living rooms both enjoy the benefits of being south facing, with unspoilt views across the vast garden and countryside beyond. Both have been finished to an exceptional standard and boast original wood floors, with the dining room having the additional benefit of a gorgeous, cast-iron feature fireplace, whilst the lounge has access to a pretty garden room – an ideal spot to sit peacefully admiring the view and local wildlife. Further rooms on the ground floor include a handy shower room and a delightful, timber framed conservatory, finished externally in shiplap wood.

Ascend the attractive, wooden staircase with turned balustrades to the first floor, which, along with the rest of the house, has been transformed by the current owners and the impeccable presentation continues. All rooms have been decorated in neutral tones and the original wood flooring flows throughout, tying everything together nicely. The main bedroom boasts an immaculate, spacious ensuite shower room, whilst bedroom two enjoys an ensuite cloakroom.

The remaining double bedrooms share the gorgeous family bathroom with luxurious free-standing bathtub. All rooms have breathtaking views across rolling fields, farmland and countryside.

Outside are several outbuildings, including a fabulous, stone garden room that dates back to the original house build and has been beautifully renovated and includes vaulted ceilings with exposed beams and stonework, plus electricity.

Ideally situated in close proximity to the house is a kitchen garden, comprising of a well-stocked greenhouse and vegetable boxes, alongside a brick shed and lean-to for all your gardening paraphernalia. There's a recent addition of a sizeable timber workshop that compliments the shiplap finish of the adjacent conservatory.

The grounds extend to 3.72 acres with the main garden subdivided by mature hedgerow from the farmland that surrounds the property. The large driveway has ample space for numerous vehicles as well as manoeuvrability and is enclosed from the private access drive by a pretty, wooden gate.







Travel Information

8.5 miles from Fishbourne to Portsmouth Ferry Terminal
 10.5 miles from East Cowes to Southampton Ferry Terminal
 17 miles from Yarmouth to Lymington 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

Leisure Clubs & Facilities

1Leisure The Heights, Sandown	2.7 miles
Sandown & Shanklin Golf Club, Sandown	3.3 miles
Rookley Country Park Fishing, Rookley	4.8 miles
Shanklin Cricker Club, Shanklin	2.3 miles

Healthcare

Doctors Surgeries	
South Wight Medical Practice, Godshill	01983 840625
The Bay Medical Centre, Sandown	01983 409292
The Bay Medical Centre, Shanklin	01983 862000

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	8 miles (01983 822099)

Education

Primary Schools
 Godshill Primary School, Godshill
 Gatten & Lake Primary School, Shanklin
 St Blasius C of E Primary School, Shanklin
 The Bay School Primary, Sandown
 Newchurch Primary School, Newchurch

Secondary Schools/Colleges
 The Island Free School, Ventnor
 The Bay CE School, Sandown
 Carisbrooke College, Newport
 Christ The King Upper College, Newport
 Medina College, Newport
 Ryde School with Upper Chine School, Ryde
 The Island VI Form Campus, Newport
 Isle of Wight College, Newport

Learning Assisted Schools:
 Medina House, School Lane, Newport
 St. Georges, Watergate Road, Newport
 St. Catherine's, Grove Road, Ventnor

01983 840246
 01983 869910
 01983 862444
 01983 403284
 01983 865210

01983 857641
 01983 403284
 01983 524651
 01983 537 070
 01983 861 222
 01983 562229
 01983 522886
 01982 526631

01983 522 917
 01983 524 634
 01983 852722

Entertainment

The Taverners, Godshill
 Griffin, Godshill
 The Fighting Cocks, Arreton
 Dairyman's Daughter, Arreton
 Chequers Inn, Rookley
 The Pointer Inn, Newchurch
 Smokin' Jacks', Wroxall
 The White Horse, Whitwell
 Merrie Gardens, Lake

These bars and restaurants are available within a 10 minute radius of this home

Local Attractions / Landmarks

Model Village – Godshill
 Appuldurcombe House - Wroxall
 Bembridge Windmill - Bembridge
 Donkey Sanctuary - Wroxall
 The Wildheart Animal Sanctuary - Sandown
 Garlic Farm - Newchurch
 Carisbrooke Castle – Carisbrooke
 Monkey Haven Primate Rescue Centre – Newport
 Butterfly World – Newport
 Amazon World Zoo – Newchurch

Ground Floor
Approx. 115.7 sq. metres (1245.6 sq. feet)



GROUND FLOOR

Kitchen / Breakfast Room	22'5 x 11'3
Utility Room	11' x 6'2
Conservatory	
Shower Room	10'6 x 6'3
Dining Room	18'1 x 12'9
Lounge	18'1 x 12'9
Garden Room	

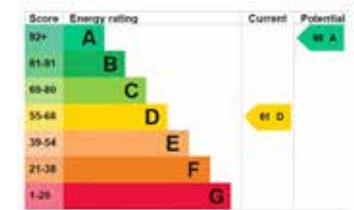
FIRST FLOOR

Landing	
Bedroom 1	11'3 x 11'2
En-Suite Shower Room	10'11 x 7'1
Bedroom 2	13' x 11'7
En-Suite Cloakroom	
Bedroom 3	11'7 x 11'3
Bedroom 4	13' x 9'7
Family Bathroom	8'8 x 6'6

OUTSIDE

Front Garden	
Driveway Parking	
Rear Garden	
Workshop	22'4 x 13'6 max
Bike Store	8'1 x 6'5
Shed	20'2 x 8'7
3.72 Acre Field	

First Floor
Approx. 75.4 sq. metres (811.7 sq. feet)



Council Tax Band: F
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 © 2024 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





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