



The Old House Bucks Farm
Kingston Road | Shorwell | Isle of Wight | PO30 3LP

Seller Insight

“ We immediately fell in love with this house back in 1988 and despite its dilapidated state back then pre conversion, we could see its potential to be a wonderful family home. Over the course of the following year we took on the project and completely renovated and rebuilt the interior of the house, keeping it sympathetic to its original build era.

The location is absolutely ideal, striking the perfect balance between being in a tranquil, rural setting, but with the convenience of being only a few minutes from Shorwell and a brilliant convenience shop in Brighstone. We are also right on several bridle paths affording numerous walks across some of the most spectacular countryside the island has to offer. We have raised our children here and created some wonderful memories, however it is now time for a new generation to enjoy its many virtues.*

* 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

The Old House Bucks Farm

Once the original farmhouse, built from island stone with parts dating back to the early 1880's, this gorgeous, four bedroom character property was completely renovated and partially rebuilt by the current owners, transforming it into the wonderful example of contemporary living meets old world charm it is today. Accessed via a private lane away from the main road, this delightful farmhouse is set within a generous plot and surrounded by spectacular countryside.

Enter via the beautiful, stone, gable-roofed porch into a welcoming, entrance hall and through into the front sitting room, where you'll find plenty of natural light from the dual aspect windows and views across the grounds. Remaining at the front, across the hallway is the formal dining room with an attractive fireplace and also boasting dual aspect windows. Conveniently adjacent and with direct access from the dining room is the large kitchen diner. Here we have all the necessary accoutrements one would expect to find in a contemporary kitchen, including a built-in oven, microwave, gas hob and integrated appliances, however, the star of the show is undoubtedly the sumptuous, oil-fuelled aga. The spacious kitchen also allows ample space for a breakfast table. There's external access from the dining area via an attractive stable door that takes you along a pretty path to the driveway. Towards the rear of the property is a flexible room, currently used as a study as well as a handy utility room and cloakroom.

To the first floor are four well-proportioned double bedrooms, with the principle benefitting from a sizeable ensuite bathroom boasting a bathtub as well as separate double shower enclosure. The second bedroom enjoys its own dressing room complete with a sink, indicating the potential to fit an ensuite here with relative ease. The remaining bedrooms share a huge, contemporary family bathroom with a luxurious, freestanding bathtub, as well as double sized shower cubicle.

Outside to the side is a spacious driveway with ample parking for numerous vehicles, bordered by a pretty, low level wall. In addition, the home also has a large detached garage.

The gardens range from the vast, open lawn at the front that's interspersed with beautiful swathes of flowerbeds, to the south facing paved terrace with timber pergola overhead, to a treelined wilderness on the outskirts; they are all simply stunning. Of course, beyond the garden are absolutely breathtaking views of rolling fields, farmland and countryside.

Adjacent to the property is a 2 acre paddock, which is available under separate negotiation.







Travel Information

11.5 miles from Fishbourne to Portsmouth Ferry Terminal
11.9 miles from East Cowes to Southampton Ferry Terminal
11.2 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 Medina, Newport	7.6 miles
Newport Golf Club, Newport	7.6 miles
Rookley Country Park Fishing, Rookley	5.2 miles
West Wight Sports Centre, Freshwater	10.9 miles

Healthcare

Doctors Surgeries	
The Dower House Surgery, Newport	01983 523525
Newport Health Centre, Newport	01983 522060
South Wight Medical Practice, Brighstone	01983 740219

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	(7.5 miles) 01983 822099

Education

Primary Schools
Shalfleet C of E Primary School, Shalfleet
Brighstone C of E Primary School, Brighstone
Chillerton & Rookley Primary School, Rookley
Arreton St Georges C of E Primary School, Arreton
Godshill Primary School, Godshill
Newchurch Primary School, Newchurch
Newport C of E Primary School, Newport
Hunnyhill Primary School, Newport
Carisbrooke C of E Primary School, Carisbrooke

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 760269
01983 740285
01983 721207
01983 528429
01983 840246
01983 865210
01983 522826
01983 522506
01983 522348

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 Crown Inn, Shorwell
Three Bishops, Brighstone
The Sun Inn, Calbourne
The Wight Mouse, Chale
The New Inn, Shalfleet
Horse & Groom, Ningwood
Chequers Inn, Rookley
The Taverners, Godshill

These bars and restaurants are available within a 20-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

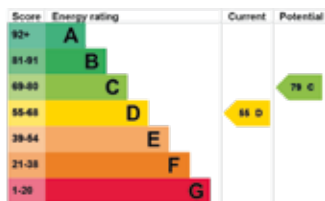
Ground Floor

Approx. 114.9 sq. metres (1237.0 sq. feet)



First Floor

Approx. 100.9 sq. metres (1086.2 sq. feet)



GROUND FLOOR

Entrance Porch	
Hallway	
Dining Room	16'4 x 13'10
Sitting Room	19'8 x 11'6
Study	14'5 x 9'4 at widest point
Utility Room	11'9 x 4'
Cloakroom	5'6 x 4'4
Kitchen / Breakfast Room	22'10 x 13'11

FIRST FLOOR

Landing	
Bedroom 1	16'7 x 14'1
En-Suite Bathroom	11'5 x 10'4
Bedroom 2	12' x 11'7
Dressing Room	11'6 x 6'10
Bedroom 3	13'5 x 11'8
Bedroom 4	10'8 x 10'2
Family Bathroom	12'5 x 11'5

OUTSIDE

Front Garden	
Driveway Parking	
Garage	19'9 x 11'6
Rear Garden	

Council Tax Band: G
Tenure: Freehold



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