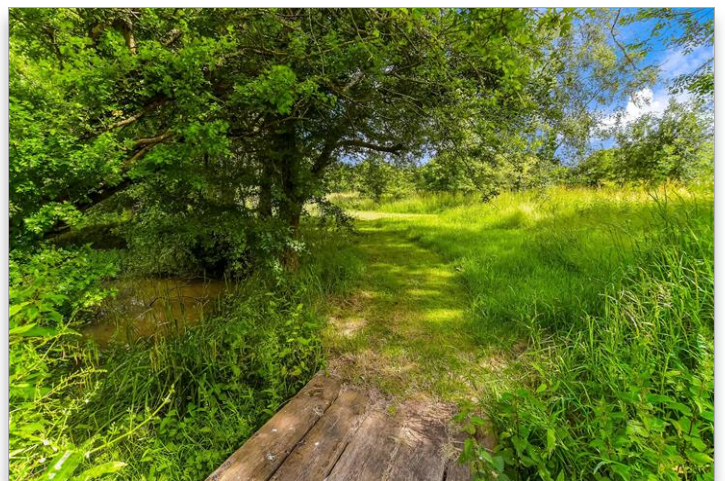




CPR Certificate Not Signed



Price

£1,450,000  
Freehold

Main Road, Rookley, Isle of Wight, PO38

Main Road, Rookley, Isle of Wight,  
PO38

8.1 miles from Fishbourne to Portsmouth Ferry  
8.6 miles from East Cowes to Southampton Ferry  
12.7 miles from Yarmouth to Lymington Ferry



A fantastic family home with space for various generations of family with the addition of a 2-bedroom bungalow annex, 3 2-bed holiday lets, 2 large barns, and 7.83 acres of land, offering a diverse range of spaces and uses.



Detached character property with a two bedroom attached bungalow annex

Includes established holiday letting business from three 2 bedroom cottages

7.83 acres of land and beautifully maintained gardens

Two large detached barns providing versatile useage

All accommodation superbly presented throughout





Adjacent to a superb size dining room. There are three bedrooms, two of which are a family bathroom, and a large sitting room and a study. The business comprises of three cottages, each with a private courtyard. The house was originally built in the date 1700's and retains many original features which can be appreciated from the outset, with its delightful ashlar construction, bay window and recessed front door framed by triangular gabled portico. All of this is set within 7.83 acres of grounds on the outskirts of a picturesque village in a central location on the Isle of Wight. The main home's ground floor comprises of a sitting room, kitchen diner and a study, as well as a utility and cloakroom. The gorgeous sitting room has a wide archway opening into the hallway and original wood flooring flows throughout creating a wonderfully, spacious area. Additionally, there's a feature fireplace with log burning stove and delightful bay windows. Through to the kitchen you'll find practical and attractive oak countertop, a stunning island with natural stone worktop and a gorgeous range cooker cleverly recessed into the original chimney breast. At

the far end is the dining area with a lovely feature wall of exposed brickwork; and stone floor tiles flow seamlessly between the two areas. To the first floor are four double bedrooms, two of which boast immaculate, contemporary ensuite shower rooms, whilst the remaining two share the spacious family bathroom with luxurious freestanding bathtub. Outside to the rear is a vast patio that spans the entire length of both the main home and the adjoining annex, edging onto lawn and flowerbeds, with stone steps to a higher tier. The surrounding gardens roll into open fields with boundaries marked by hedgerows. Additionally, there are two large detached barns; one a pole barn and a large workshop barn with double doors, providing versatile use for new owners. The integrated, two-bedroom, one storey annexe provides flexible additional accommodation, with numerous potential uses, from multigenerational family living to guest accommodation, to holiday lets. The accommodation comprises of a lovely, farmhouse style kitchen with another gorgeous range cooker, conveniently

## What the owner says...

"We brought this house twenty years ago and it was very much a family affair, with ourselves, siblings and our parents all sharing ownership.

We have all enjoyed the benefits of living here, such as the wide, open space outside and watching an array of local wildlife in the gardens, as well as running this thriving holiday business together.

The three holiday cottages have been converted from a barn originally and all were purpose built as identical units. They all comprise of an open plan kitchen living area and a bedroom and shower room on the ground floor – ideal for guests with limited mobility. On the first floor is a second bedroom and a family bathroom. Outside, each has its own decking area with a post and rail boundary fence, beyond which are more of the property's grounds."



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

**Cowes on 01983 520000**

14 High Street, Cowes, Isle Of Wight, PO31 7RZ

isleofwight@fineandcountry.com

London office

121 Park Lane, Mayfair, London, W1K 7AG

