



Little Pidford Farm
Main Road | Rookley | Ventnor | Isle of Wight | PO38 3NL

FINE & COUNTRY

Seller Insight

“ 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.*



* 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

Little Pidford Farm

A fantastic opportunity has arisen to purchase this stunning, four-bedroom home, complete with two bedroomed annexe and a holiday let business comprising of three, self-contained two-bedroom cottages. The main home was originally built in the late 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 adjacent to a good-sized dining room. There are two double bedrooms which share a family bathroom, and a large sitting room completes the internal features. Externally, the annexe has a private courtyard as well as shared garden with the main home.

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.







Travel Information

8.1 miles from Fishbourne to Portsmouth Ferry Terminal
 8.6 miles from East Cowes to Southampton Ferry Terminal
 12.7 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 | 4.4 miles |
| Newport Golf Club, Newport | 3.7 miles |
| Rookley Country Park Fishing, Rookley | 0.9 miles |
| Newport Cricket Ground, Newport | 2.3 miles |

Healthcare

| | |
|---------------------------------------|--------------|
| Doctors Surgeries | |
| The Dower House Surgery, Newport | 01983 523525 |
| Newport Health Centre, Newport | 01983 522060 |
| South Wight Medical Practice, Ventnor | 01983 730257 |
| The Bay Medical Centre, Shanklin | 01983 862000 |

General Hospitals

| | |
|---|-----------------------------|
| St Mary's Hospital, Parkhurst Road, Newport | 4.5 miles (01983 822099) |
|---|-----------------------------|

Education

| | |
|---|--------------|
| Primary Schools | |
| Chillerton & Rookley Primary School, Rookley | 01983 721207 |
| Arreton St Georges C of E Primary School, Arreton | 01983 528429 |
| Godshill Primary School, Godshill | 01983 840246 |
| Niton Primary School, Niton | 01983 730209 |
| Newchurch Primary School, Newchurch | 01983 865210 |
| Newport C of E Primary School, Newport | 01983 522826 |
| Carisbrooke C of E Primary School, Carisbrooke | 01983 522348 |

Secondary Schools/Colleges

| | |
|---|---------------|
| The Island Free School, Ventnor | 01983 857641 |
| The Bay CE School, Sandown | 01983 403284 |
| Carisbrooke College, Newport | 01983 524651 |
| Christ The King Upper College, Newport | 01983 537 070 |
| Medina College, Newport | 01983 861 222 |
| Ryde School with Upper Chine School, Ryde | 01983 562229 |
| The Island VI Form Campus, Newport | 01983 522886 |
| Isle of Wight College, Newport | 01982 526631 |

Learning Assisted Schools:

| | |
|--------------------------------------|---------------|
| Medina House, School Lane, Newport | 01983 522 917 |
| St. Georges, Watergate Road, Newport | 01983 524 634 |
| St. Catherine's, Grove Road, Ventnor | 01983 852722 |

Entertainment

Restaurants / Bars

- The Taverners, Godshill
- Griffin, Godshill
- The Fighting Cocks, Arreton
- Dairyman's Daughter, Arreton
- The White Lion, Arreton
- Chequers Inn, Rookley
- The Pointer Inn, Newchurch
- Hare & Hounds, Downend
- Bargemans Rest, Newport

These bars and restaurants are available within a 15 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

Council Tax Band: E
 Tenure: Freehold
 Little Pidford



GROUND FLOOR - MAIN HOUSE

| | |
|-----------------------|--------------|
| Hallway | |
| Kitchen / Dining Room | 25'5 x 12'8 |
| Utility Room | 7'2 x 6'8 |
| Sitting Room | 14'10 x 12'4 |
| Bedroom 5 / Study | 17'3 x 7'1 |
| Cloakroom | 5'4 x 4'1 |

GROUND FLOOR - ANNEX

| | |
|----------------------------|--------------|
| Annex Bedroom 1 | 11'1 x 10'1 |
| Annex Sitting Room | 14'7 x 13'11 |
| Annex Inner Hallway | |
| Annex Bedroom 2 | 9'5 x 8'9 |
| Annex Bathroom | 8'9 x 5'9 |
| Annex Lounge / Dining Room | 15'4 x 10'10 |
| Annex Kitchen | 8'7 x 8' |

FIRST FLOOR - MAIN HOUSE

| | |
|----------------------|----------------------------|
| Landing | |
| Bedroom 1 | 12'5 x 11'11 |
| En-Suite Shower Room | |
| Bedroom 2 | 13' at widest point x 12'8 |
| En-Suite Shower Room | |
| Bedroom 3 | 12' x 11'11 |
| Bedroom 4 | 9'1 x 7'1 |
| Bathroom | 8' x 7'10 |

WOODPECKER COTTAGE

| | |
|----------------------------------|--------------|
| Woodpecker Hallway | |
| Woodpecker Bedroom 2 | 11'7 x 7'10 |
| Woodpecker Shower Room | 7'10 x 4'9 |
| Woodpecker Kitchen / Living Room | 18'5 x 15'8 |
| Woodpecker Landing | |
| Woodpecker Bedroom 1 | 10'10 x 10'8 |
| Woodpecker En-Suite Bathroom | 10'7 x 5'5 |

BARN OWL COTTAGE

| | |
|--------------------------------|-----------------------------|
| Barn Owl Hallway | |
| Barn Owl Bedroom 2 | 10'7 x 9'8 |
| Barn Owl Shower Room | 6'1 x 5'9 |
| Barn Owl Kitchen / Living Room | 18'5 x 16'6 |
| Barn Owl Landing | |
| Barn Owl Bedroom 1 | 16'9 at widest point x 12'5 |
| Barn Owl En-Suite Bathroom | 9'1 x 5'5 |

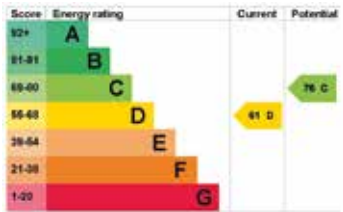
SWALLOW COTTAGE

| | |
|---------------------------------------|-------------|
| Swallow Cottage Hallway | |
| Swallow Cottage Bedroom 2 | 10'7 x 9'8 |
| Swallow Cottage Shower Room | 5'9 x 5'8 |
| Swallow Cottage Kitchen / Living Room | 20'9 x 16'3 |
| Swallow Cottage Landing | |
| Swallow Cottage Bedroom 1 | 16'9 x 12'4 |
| Swallow Cottage En-Suite Bathroom | 9' x 5'5 |

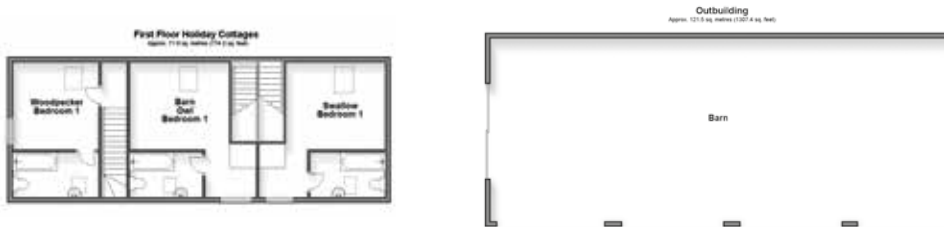
OUTSIDE

| | |
|---|--------------|
| Driveway Parking | |
| Private Raised Decked Gardens to Cottages | |
| Courtyard Garden | |
| Barn | 52'10 x 33'1 |
| 9 Acres | |
| Plant Room | |
| Store Room | |

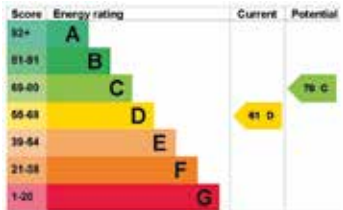
Woodpecker



Barn Owl



Swallow Cottage



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 14.06.2024





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