



Lavenders Farm  
Bagwich Lane | Godshill | Isle of Wight | PO38 3JY

FINE & COUNTRY

# Seller Insight

“ We bought this house thirteen years ago and spent two years sympathetically renovating it to an impeccably high standard. We then set about converting the barn six years ago, which was another huge renovation and added the thatched roof.”

“As well as the buildings, we also regenerated the land, creating an ideal environment for both agriculture and nature, and subsequently we have adored watching the local wildlife thrive in the gardens.”

“Leaving here will be a huge wrench but now's the time for me to see a bit more of the world.”\*



\* 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

## Lavenders Farm

Situated in a tranquil setting away from busy roads and bustling crowds, this stunning, 17th century farmhouse is set within three acres of farmland with various outbuildings, including a gorgeous, converted barn with potential for an additional income. This exquisite home has been renovated by the current owners to an incredibly high standard, retaining many original features whilst making sure modern additions are complimentary to the traditional aesthetic.

Flagstone flooring in the hallway flows through to the kitchen where you'll find the recent addition of custom-made oak and iroko units, topped with the highest quality granite countertops imported from South Africa. At the far end is a dining area, with ample space for a large, family dining table, and at the front of the house is a sitting room and snug, both enjoying gorgeous, feature fireplaces and rural views.

To the first floor via the bespoke, oak staircase there's the master bedroom, which was formerly two rooms and have retained the access doors, should an additional room be required. Across the hallway is another good-sized double and as with the master, boasts an original fireplace, sliding sash windows and spectacular, rural views. Adjacent is the luxurious bathroom, boasting his and hers sinks and a fabulous, freestanding bathtub.

Outside, this property benefits from an abundance of parking, plus a large barn that has been adapted into a garage block with the capacity to house multiple vehicles. There's a further barn in good repair that would lend itself to a variety of uses, as well as another that is in need of some reparation but which again, holds multiple possibilities. Three acres of gardens and farmland surround the property, with further land available by separate negotiation.

Then there is the star of the show with the absolutely stunning converted barn adjacent to the main home. This beautiful building has been sympathetically renovated to a very high standard and boasts a stunning vaulted ceiling with exposed beams, two sets of huge, double height doors opening onto spectacular scenery on either side of the barn and an exquisite oak mezzanine completes the look.

Additionally, there's a separate shower room and wc both immaculately presented, as well as a kitchen area within the main barn. Outside is a delightful, paved decking area, bordered by pretty raised flower beds with access via pedestrian gate to further gardens. This would make an ideal entertainment venue, particularly for weddings.







**Travel Information**

8.8 miles from Fishbourne to Portsmouth Ferry Terminal  
 10.1 miles from East Cowes to Southampton Ferry Terminal  
 14.7 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](http://www.islandbuses.info)

**Leisure Clubs & Facilities**

|                                       |           |
|---------------------------------------|-----------|
| 1Leisure The Heights, Sandown         | 6.4 miles |
| Sandown & Shanklin Golf Club, Sandown | 7 miles   |
| Rookley Country Park Fishing, Rookley | 2 miles   |
| Newport Cricket Club, Newport         | 3.8 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 | 6.1 miles<br>(01983 822099) |

**Education**

Primary Schools  
 Godshill Primary School, Godshill  
 Rookley & Chillerton Primary School, Chillerton  
 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 721207  
 01983 869910  
 01983 862444  
 01983 403284  
 01983 865210

01983 857641  
 01983 403284  
 01983 524651  
 01983 537 070  
 01983 861 222  
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01983 522 917  
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 01983 852722

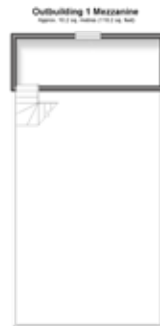
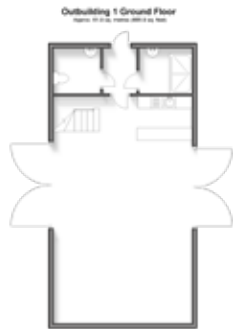
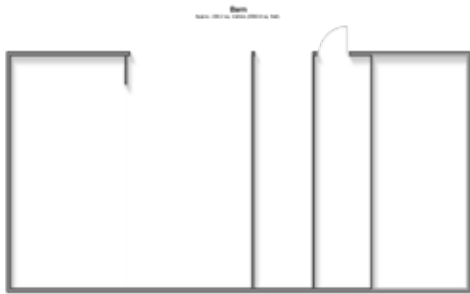
**Entertainment**

Restaurants / Bars  
 The Taverners, Godshill  
 Griffin, Godshill  
 The Fighting Cocks, Arreton  
 Chequers Inn, Rookley  
 The Crab, Shanklin  
 The Pointer Inn, Newchurch  
 The White Horse, Whitwell  
 Dairyman's Daughter, Arreton

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



**GROUND FLOOR**

|              |               |
|--------------|---------------|
| Hallway      |               |
| Kitchen Area | 17' x 7'9"    |
| Dining Area  | 12'1 x 7'9"   |
| Snug         | 11'11 x 11'5" |
| Lounge       | 11'11 x 11'5" |

**FIRST FLOOR**

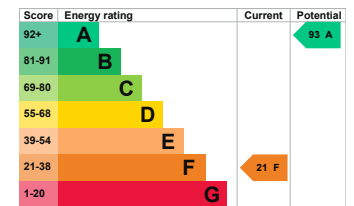
|           |               |
|-----------|---------------|
| Landing   |               |
| Bedroom 1 | 19'9 x 11'11" |
| Bedroom 2 | 11'11 x 11'5" |
| Bathroom  | 11'4 x 7'10"  |

**BARN / OUTBUILDING**

|             |             |
|-------------|-------------|
| Main Area   | 30' x 18'3" |
| Cloakroom   | 6'1 x 5'3"  |
| Shower Room | 6'1 x 5'3"  |
| Mezzanine   | 18'8 x 6'7" |

**OUTSIDE**

|              |               |
|--------------|---------------|
| Utility Room | 7'2 x 6'9"    |
| Garage 2     | 15'1 x 12'11" |
| Store Room   | 15'1 x 7'3"   |
| Garage 1     | 15'1 x 12'11" |
| Workshop     | 18'9 x 18'7"  |
| Barn         | 70' x 38'     |



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 31.05.2024





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