



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 7.71 acres of land 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. 7.71 acres of gardens, farmland, woodland and a large wildlife pond 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

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 (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
 01983 562229
 01983 522886
 01982 526631

01983 522 917
 01983 524 634
 01983 852722

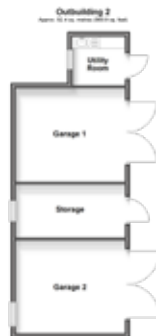
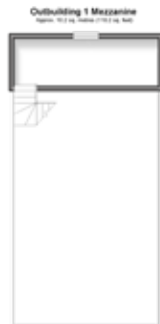
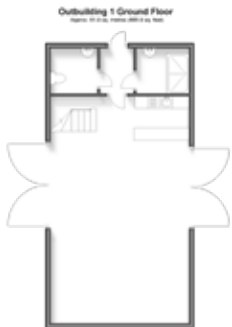
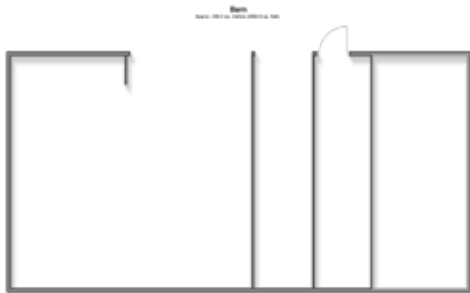
Entertainment

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

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

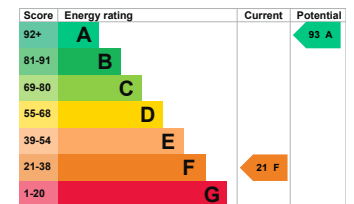
Landing	
Bedroom 1	19'9 x 11'11"
Bedroom 2	11'11 x 11'5"
Bathroom	11'4 x 7'10"

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 08.07.2024





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