



Hermitage Court Farm
St Catherines Down | Whitwell | Isle of Wight | PO38 2PJ

FINE & COUNTRY

Seller Insight

“ We stumbled across our home over 30 years ago and fell in love with the peaceful setting, since then it has been a family home, a business and a place to relax and enjoy the wildlife, quietness and huge dark skies.

*It's been a delight living here and hopefully the new owners will feel the same way too.**



* 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

Hermitage Court Farm

Located towards the end of rural, private lane and elevated to enjoy the breathtaking landscape of its surrounding countryside, with far reaching views extending as far the Spinnaker tower in Portsmouth and Chichester Cathedral on a clear day. This deceiving, detached property was built in 1990, yet provides the façade of a character home, built in Island stone, with an impressive stone portico entrance porch, elevating the homes period appearance on arrival.

The property has a large, modern barn adjacent to the house, ideal for vehicle storage and workshop space with extensive storage for machinery. Accompanying the property is 10.25 acres, 7.5 acres leased on a remaining 28-year term from the National Trust, the remaining land owned by the property. Currently the owner uses the land for grazing sheep, but due to its size the possibilities are abundant for the new owner.

The home is vast with substantial rooms, to both its ground and first floor accommodation and has been used as a successful bed and breakfast retreat by the current owners, with five bedrooms and five bathrooms. Three of the bedrooms are located on the ground floor, with two further double rooms on the first floor, the main bedroom is laid out currently as a suite with an additional room, which could be used as a dressing room or study, or alternatively a door put back from the main landing to allow for an additional separate bedroom on the first floor.

The property was extended in 2012, with a large single storey extension, creating a fantastic kitchen-dining-living room, and two additional ground floor bedrooms with accompanying bathroom, whilst also creating a fantastic roof terrace which extends the full width of the home to enjoy the impressive surroundings.

From every room in the home there is an enchanting outlook, whether you are entertaining in the dual aspect sitting room, working in the ground floor study, with its floor to ceiling picture window, or laying in bed enjoying a rest in one of the large first floor double bedrooms. The views will never fail to take your breath away, an everchanging tapestry of impressive countryside.

From the property itself, there are an array of public footpaths and bridleways, and the historic Hoy Monument is visible and easily accessible from the home, allowing occupants to explore the network of beautiful walks and enjoy the delightful scenery that this part of the Island provides.

Due to its remote location, the property is heated with oil fired heating, however the current owner has sensibly installed solar panels, allowing them to benefit from the homes Southerly and open aspect and assist in the properties running costs.

There is a large, gravelled driveway to the front and side of the property, allowing extensive parking for residents and guests, which is bordered by post and rail fencing so as to ensure the views are not obscured.







Travel Information

11.9 miles from Fishbourne to Portsmouth Ferry Terminal
 13 miles from East Cowes to Southampton Ferry Terminal
 15.8 miles from Yarmouth to Lymington Ferry Terminal

Leisure Clubs & Facilities

1Leisure The Heights, Sandown	9.3 miles
Sandown & Shanklin Golf Club, Sandown	9.8 miles
Rookley Country Park Fishing, Rookley	5 miles
Newport Cricket Club, Newport	6.7 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 Ryde, Newport	(8.9 miles) 01983 822099
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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	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

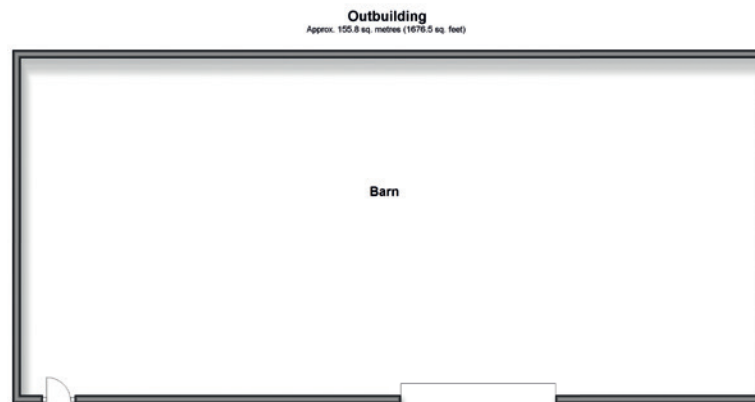
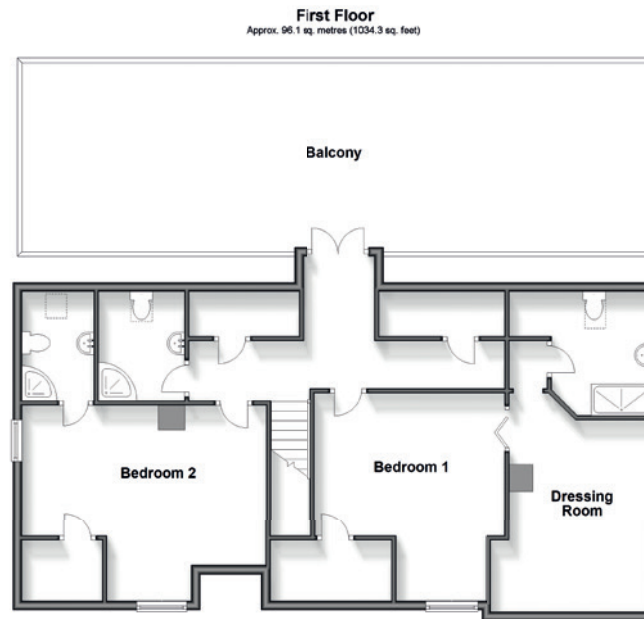
Entertainment

Restaurants / Bars
 The Taverners, Godshill
 Griffin, Godshill
 The Fighting Cocks, Arreton
 Chequers Inn, Rookley
 The Pointer Inn, Newchurch
 The White Horse, Whitwell
 The White Lion, Niton
 The Budle Inn, Niton
 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

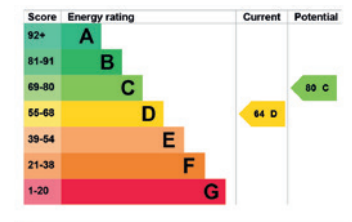
- Entrance Porch
- Hallway
- Lounge 17'9 x 15'1
- Study 10'7 x 10'2
- Utility Room 10'7 x 8'11
- Kitchen 25'10 x 8'11
- Dining Area 17'11 x 13'7
- Inner Hallway
- Bedroom 3 14'10 x 10'4
- En-Suite Bathroom
- Bedroom 5 10' x 9'11
- Bedroom 4 13'8 x 9'9
- Family Bathroom

FIRST FLOOR

- Landing
- Bedroom 1 15'1 x 13'8
- Dressing Room 13'4 x 11'3
- En-Suite Shower Room
- Bedroom 2 17'8 x 11'8
- En-Suite Shower Room
- Family Shower Room
- Balcony

OUTSIDE

- Gardens
- Driveway Parking
- Barn 60'6 x 27'8
- 10.25 Acres



Council Tax Band: E
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 02.08.2024





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