



Price

£675,000
Freehold

Lushington Hill (Bee Farm), Wootton Bridge,
Ryde, Isle of Wight, PO33

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1.7 miles from Fishbourne to Portsmouth Ferry
3.8 miles from East Cowes to Southampton Ferry
4.2 miles from Ryde Catamaran & Hover Travel

This stunning detached family home is set on a picturesque 3.5-acre plot featuring woodland, a paddock, and a serene stream. The expansive grounds include a fruit orchard, greenhouses, and ample parking, making it a rare find.



Impressive detached family house

Set in 3.55 acres of land which include woodland and a paddock

Separate dining and large sitting room

Spacious kitchen/ breakfast room perfect for family occasions

Various outbuildings including a garage and workshop

Ideally located for access to towns and mainland ferry connections





While the original detached family home is impressive enough, it only tells half the story. From the food to the very family the home stands upon, a half acre plot that hosts a beautiful woodland, a paddock and a picturesque stream that feeds a natural pond, with the overall effect looking like something from the pages of a fairytale book. And although the property is ideally located within easy reach of towns and ferry ports, just by setting foot outside the rear of the property you are instantly transported to the middle of the countryside. The house was built in 1928 and retains various original features including internal doors and fireplaces. The current occupier has been in possession of the property for 31 years and the owner prior to that was the original - a rare occurrence for such a period home. The ground floor consists of a central entrance hallway with a spacious sitting room that spans from the front of the property to the back and is filled with light from the triple aspect windows and French doors, which overlook and lead out to the garden. There's a generous dining room, again, filled with light from dual aspect

windows that conveniently leads directly into the kitchen. The kitchen is a well-proportioned room and has an array of fitted units and workspace and is sizeable enough for a breakfast area within. Concluding the ground floor accommodation is a gardeners toilet accessed from the rear lobby, which has a door leading out to the garden. On the first floor are four bedrooms, two of which are large doubles with dual aspect windows, accompanied by a first-floor family bathroom, and the addition of two separate toilet's, ideal for a family home. Outside at the front is a well-maintained garden with a mixture of lawn and mature plants that wraps around both sides to join with the rear garden, with one side being a large driveway with ample parking for several vehicles and access to the garage and workshop which has been fitted with power and light and currently houses a large work bench. The land at the rear is simply exceptional, and as well as the forementioned features, it also contains a fruit orchard bearing apples and pears with a fruit store, green houses

What the owner says...

"We fell in love with the house from the moment we first saw it and it's since been a home to four generations of our family.

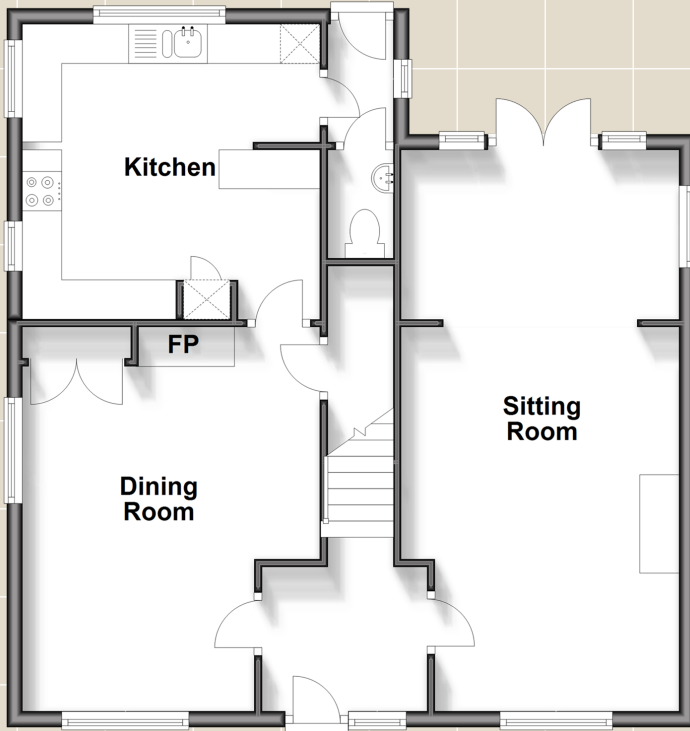
That land has been the most magical playground for the grandchildren and great grandchildren, having exclusive teddy bear picnics and marathon games of hide a seek. It was a godsend during the pandemic, where we got our daily exercise in walking round our very own copse.

The land is incredibly fertile and over the years has borne us fruit and vegetables and flowers; all which we sold in the layby at the front – an incredibly handy addition to the plot that provides additional parking when we entertain guests as well as a safe space to pull over from the road.

It is so tranquil here; we can sit in the garden listening to the birdsong and have become quite adept at identifying which species we can hear! The original owner ran a bee farm and one of the hives remains as a feature that just adds to the atmosphere."

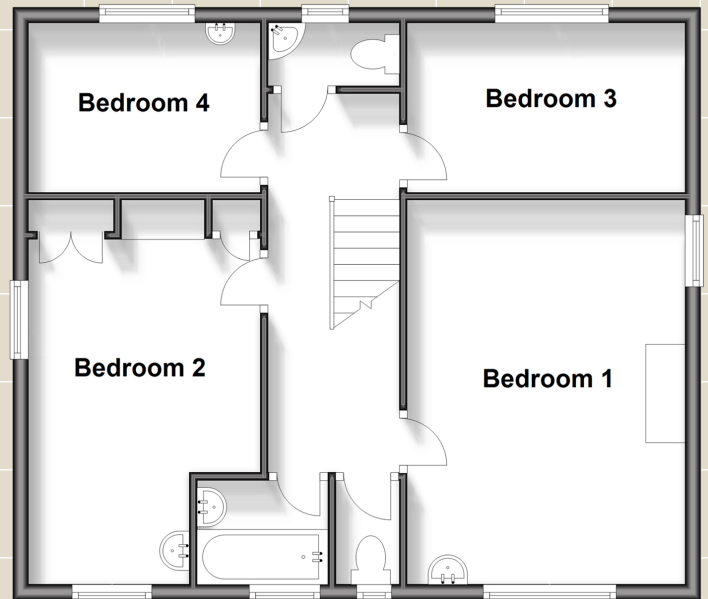
Ground Floor

Approx. 67.2 sq. metres (723.0 sq. feet)



First Floor

Approx. 59.6 sq. metres (641.8 sq. feet)



For directions to this property please contact us.

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

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