



Witchingberry Farm Barn
The Green | Calbourne | Newport | Isle of Wight | PO30 4JB

Seller Insight

“ Calbourne is located in the largely unspoilt, West Wight – the least populated area on the island and home to some of the most breathtaking countryside in the country. From here there is easy access to Brighstone Forest and Mottistone Downs to satisfy keen walkers and there's a large nature reserve owned and managed by the National Trust that is an excellent place to watch wading birds, white tailed sea eagle and even visiting seals! Whilst its quiet, tranquil beauty is to be envied, it's not without its amenities, as well as Winkle Street an attraction to Island visitors within a few minutes' walk from this beautiful property. The village has a garage, a church, a community centre and village green hosting cricket and football matches. Just a ten minute drive away is the island's principal town of Newport, with a variety of shops, entertainments, restaurants and bars and an equally short distance to the well-appointed village of Brighstone, which has a doctors surgery, a superb family run shop and The Three Bishops public house.”*

* 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

Witchingberry Farm Barn

In a peaceful location, in the village of Calbourne approached via a private drive lies this gorgeous, grade two listed, thatched, 17th century farmhouse. The rear elevation of the thatch and ridge has recently been renewed, whilst the front was completed 6 years ago. Set in 13.12 acres of land with numerous outbuildings, plus a self-contained converted barn, there is a great deal on offer here. Built in 1630 from island stone, the delightful, thatched home is filled with period features and exudes charm and character throughout. The ground floor comprises of three large reception rooms as well as a large conservatory that extends two thirds of the length of the property and serves as a multifunctional room, offering both a dining and sitting area. Two of the main reception rooms have huge, inglenook fireplaces providing impressive focal points, as well as beautiful, exposed beams overhead. Adjoining both the conservatory and one of the living rooms is the kitchen, boasting a gorgeous, oil-fueled Aga for cooking and heating the home as well as an array of fitted storage and space for seating. Conveniently leading directly off the kitchen is a good-sized utility, WC and shower room.

There are two staircases in this property, affording flexibility and choice about the best way to access the respective first floor rooms. The principal bedroom enjoys its own dressing room which has natural light provided by a window at the front, so could allow this room to function as a nursery if required, plus a Jack and Jill ensuite bathroom, as well as attractive period features, such as exposed beams and a fireplace. Bedrooms two and three are both good sized doubles and both benefit from built-in storage and the same, original features as seen elsewhere throughout the home.

Outside is a good sized, low maintenance enclosed garden at the rear, overlooking the farm courtyard. Additionally, to the southern boundary, beyond the barns there are two poultry houses, a wildlife pond, a green house, vegetable patch and an orchard, with mature plum and apple trees as well as a large, open fronted, three bay barn, an enclosed barn and a large workshop/kennel with electricity. Including the farmland, the property is sold with 13.12 acres.

Additionally, there is a self-contained annex, converted from an outbuilding adjacent to the home with a lounge/kitchen/diner and shower room on the ground floor, with two mezzanine sleeping decks accessed by ladders above. The annex also has its own private garden area which is fenced off from the main farmhouse with a shed and a car port. Currently this generates approximately £7800 per annum as a residential let, however, the tourism industry is big on the island and it could work equally well, if not better as a holiday let, subject to relevant permissions and a buyer's requirements. Or maybe simply as additional accommodation for extended family or guests.

The acreage is currently grazed by sheep, although there is no formal agreement for this to continue, although they would be happy to, buyers looking for a site for horses or other animals, we be pleased to know the land has its own water supply and field shelter and has recently been refenced along its entire boundary.







Travel Information

8 miles from Fishbourne to Portsmouth Ferry Terminal
8.6 miles from East Cowes to Southampton Ferry Terminal
13.1 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	4.3 miles
Newport Golf Club, Newport	3.6 miles
Rookley Country Park Fishing, Rookley	0.5 miles
Newport Cricket Ground, Newport	2.2 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 Ryde, Newport	(4.4 miles) 01983 822099

Education

Primary Schools
Chillerton & Rookley Primary School, Rookley
Arreton St Georges C of E Primary School, Arreton
Godshill Primary School, Godshill
Niton Primary School, Niton
Newchurch Primary School, Newchurch
Newport C of E Primary School, Newport
Carisbrooke C of E Primary School, Carisbrooke

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 721207
01983 528429
01983 840246
01983 730209
01983 865210
01983 522826
01983 522348

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
Blacksmith Arms, Calbourne
The Cow, Tapnell
Three Bishops Inn, Brighstone
The Crown Inn, Shorwell
Wight Mouse Inn, Chale
The Horse & Groom, Shalfleet
The Llama Tree Bistro & Pizzeria, Ningwood
The New Inn, Shalfleet

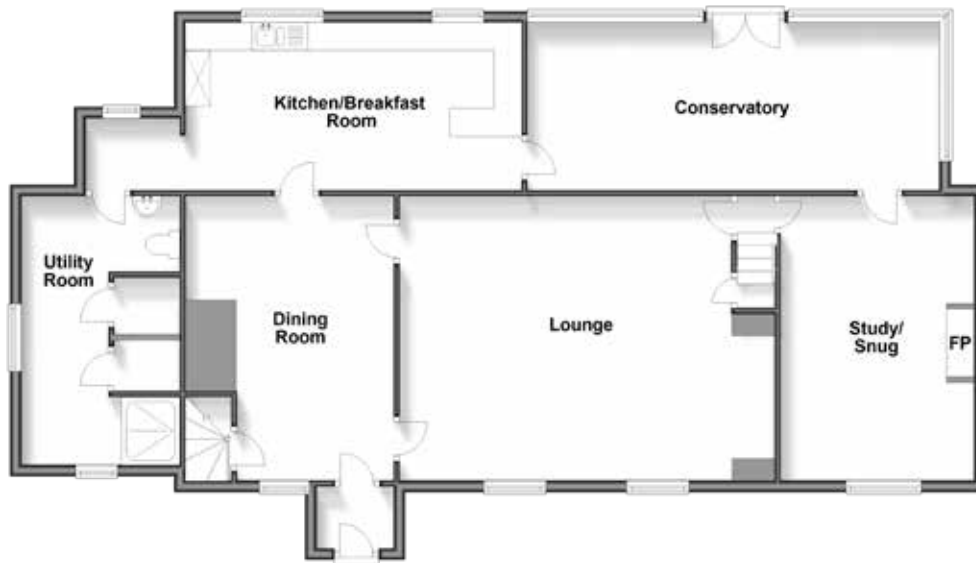
These bars and restaurants are available within a 15-mile radius of this home

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

Split Level Ground Floor

Approx. 132.6 sq. metres (1426.9 sq. feet)



First Floor

Approx. 72.2 sq. metres (777.2 sq. feet)



Outbuilding

Approx. 43.2 sq. metres (464.6 sq. feet)



GROUND FLOOR

Entrance Hall	
Dining Room	16'05 x 12'3
Lounge	19'7 x 16'7
Study / Snug	16'8 x 11'6
Utility Room/ Cloakroom	15'10 x 5'2
Kitchen/ Breakfast Room	19'9 x 9'9
Conservatory	28'8 x 8'5

FIRST FLOOR

Landing	
Bedroom 1	17'1 x 12'4
Bedroom 3	15'1 x 9'6
Bedroom 2	17'3 x 10'3
Bedroom 4 / Dressing Room	9'6 x 7'11
Bathroom	8'8 x 8'5

ANNEX/OUTBUILDINGS

Annex Hallway	
Annex Living Area	27' x 17'
Annex Shower Room	6' x 5'
Barn Annex	

OUTSIDE

Front Garden
Driveway Parking
Rear Garden
13.12 Acres of Land
Workshop
Open Barn
Carport

Council Tax Band: F
Tenure: Freehold
EPC Exempt

Fine & Country
Tel: +44 (0)1983 520000
isleofwight@fineandcountry.com
14 High Street, Cowes, Isle of Wight, PO31 7RZ

