



Ford Farm House
Ford Farm Lane | Whitwell | Isle of Wight | PO38 2NZ

Seller Insight

“ We bought this house seventeen years ago because of its idyllic location in such a beautiful, quiet and tranquil setting. The home itself has always felt welcoming and comfortable, and our holidaying guests for the past fourteen years can attest to this.

The location of the property albeit rural, is located equidistant between the well-appointed villages of both Niton and Rookley, which both provide an array of amenities, to include doctors surgeries, pharmacy and well stocked village stores.*

* 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

Ford Farm House

This gorgeous, five-bedroom farmhouse was originally built in 1890, with a large, two storey extension added one hundred years later. Subsequently, it offers flexible accommodation with the option to either have one large dwelling or two separate homes, and the latter option is providing the current owners ideal multi-generational living using the original part of the house for independent family members. Additionally, this property comes with a separate, one bedroom bungalow, again providing the opportunity for an income, due to its successful, established holiday letting business.

Approached via a long, private driveway that wraps around the property, this beautiful home is ideally situated in the heart of the countryside and is surrounded by rolling fields. The main entrance is into the newer part of the house, and it opens into an impressive entrance hall, that boasts a gorgeous, oak staircase leading to an open galleried landing. The sizeable sitting room is filled with light from the triple aspect windows and sliding patio doors at the far end that lead directly to a large conservatory. There's a formal dining room across the central hallway, although there is another spacious dining area as part of the open plan kitchen diner. The kitchen itself is a fabulous, recent addition which includes all integrated appliances and is finished to a very high standard. Additionally, there's a separate utility area just off the kitchen and a convenient, ground floor shower room. Access to the original part of the building is via the kitchen, where you'll find another entrance hall with the original front door blocked off - although this could easily be remedied - plus a second staircase and further living room all offering yet more flexibility to this property.

On the first floor the principal bedroom has dual aspect windows affording spectacular, unspoilt views of the countryside, and boasts a large ensuite shower room that includes several built-in wardrobes, suggesting it would make a good dressing room as well. The second bedroom is currently set up for use as a bed and breakfast and therefore has a mini kitchen hidden behind cupboards. The remaining three rooms are all doubles, and all have exceptional, far-reaching rural views. There is a family bathroom and adjacent separate toilet that serves these bedrooms.

The property is set within an acre of land, with seemingly endless rolling fields beyond, with the beautiful main garden at the front that wraps around to the rear. There's a large shed with double glazing that would make a lovely garden room, as well as further outside storage sheds and a laundry room.

The separate annex is located at the rear of the property and briefly comprises of an open plan kitchen / living area, one double bedroom and ensuite shower room, plus an enclosed rear garden and decking at the front. The annex is beautifully presented with modern fittings and enjoys equally delightful views as are seen from the main house, looking over open fields and the rolling hills beyond.







Travel Information

11.3 miles from Fishbourne to Portsmouth Ferry Terminal
12 miles from East Cowes to Southampton Ferry Terminal
16.6 miles from Yarmouth to Lymington Ferry Terminal

Leisure Clubs & Facilities

1Leisure The Heights, Sandown	8.2 miles
Sandown & Shanklin Golf Club, Sandown	8.8 miles
Rookley Country Park Fishing, Rookley	3.9 miles
Newport Cricket Club, Newport	5.6 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	7.9 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

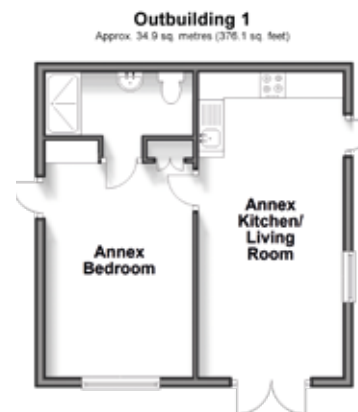
Entertainment

Restaurants / Bars
The Taverners, Godshill
Griffin, Godshill
The Fighting Cocks, 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 Hallway	13'7 x 12'10 plus 6'7 x 6'4
Shower Room	5'10 x 5'10
Sitting Room	24'11 x 13'10
Conservatory	12'10 x 12'9
Dining Room	15' x 12'1
Kitchen	17'11 x 12'8
Breakfast Area	12'5 x 11'11
Utility Room	
Study	12'1 x 12'
External Laundry Room	

FIRST FLOOR

Landing	
Bedroom 1	13'11 x 13'11
Dressing Area	
En-Suite Shower Room	8'11 x 8'10
Bedroom 2	15'6 x 12'
Bedroom 3	12' x 12'
Bedroom 4	12'6 x 12'
Bedroom 5	13'10 x 10'6
Family Bathroom	8'10 x 5'6
Cloakroom	6'2 x 4'10

ANNEX

Annex Kitchen / Living Room	19'7 x 9'3
Annex Bedroom	13'9 x 9'6
Annex Shower Room	7'1 x 5'11

OUTBUILDING

Workshop	
Garden Store Room	

EPC TBC

OUTSIDE

Front Garden	
Rear Garden	
Driveway Parking	

Council Tax Band: G
Tenure: Freehold

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