



Heathfield Farm
Whippingham Road | East Cowes | Isle of Wight | PO32 6NQ

FINE & COUNTRY

Seller Insight

“ This property is conveniently located in Whippingham, within easy reach of East Cowes, where the Red Funnel car ferry gives access to Southampton and there is a large Waitrose store and a selection of individual shops. Fishbourne, again within close proximity, is home to the Wightlink car ferry travelling to Portsmouth, ideal for commuters. Whippingham itself is home to the beautiful St. Mildred's church, which is best known for its connections to Queen Victoria, centre to the Royal Estate supporting Barton Manor and Osborne house which is just minutes away from this impressive home.*

* 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

Heathfield Farm

Having recently undergone a total renovation with minimal works left to complete, this gorgeous, five bedroom farmhouse is a slice of country living at its absolute finest. Set within 5.06 acres of farmland in an idyllic location surrounded by countryside, this stunning home comes with the potential for an additional income or multi-generational living, with a one bedroom, self-contained annex, as well as the many ways the farmland could be utilised.

The ground floor boasts three living rooms in addition to a superb kitchen dining area, offering an enormous amount of space and flexibility. The sitting room is of a generous size, enjoys natural light from dual aspect windows and has a lovely, original Victorian fireplace. Gorgeous, real wood flooring flows throughout, with the majority being from the original build and perfectly complimenting the internal doors in style. The remaining two living rooms are currently identified as a snug and study respectively and both have been finished in neutral tones to give the new owner a blank canvas.

The kitchen dining area is an absolute joy to behold, flooded with light from quadruple aspect windows, with a fabulous island providing a focal point and all the latest integrated appliances. In the dining area, there are two sets of bi-fold doors, one of which provides gorgeous views across the rolling hills, and a stunning vaulted ceiling with skylights, fitted wood burner and exposed beams. Further rooms on the ground floor include utility and shower rooms plus a gorgeous sunroom offering an ideal spot to sit back and enjoy the view all year round.

To the first floor are four double bedrooms and three bathrooms. There's an exceptional principal bedroom, with stunning views and a huge ensuite with a full-sized bath plus double shower and there's still ample space for a dressing area. An impressive ensuite bathroom with a luxurious freestanding slipper bath accompanies a second double bedroom, whilst the remaining two rooms share an immaculate shower room.

The annex is another gorgeous space, with a feature fireplace, stunning vaulted ceiling and exposed beams in the large lounge. It has its own external access via a pretty courtyard garden as well as French doors in the living area onto decking that enjoys the wonderful rural views. The bedroom is a good size double and the shower room makes an impressive feature of the double shower with a beautiful backsplash.

Outside, the wrap around gardens are mostly laid to lawn. There's a large driveway with parking for numerous vehicles plus turning circle and a large garage. There are paddocks to the front, side and rear and conveniently there are existing foundations for a stable block, should a farm building be required.

The majority of renovation and modernisation has been completed to a very high standard, resulting in an exquisite home. There are still areas of the home which still require completion, although the majority of the hard work has been carried out. All that remains now is for a new owner to put their own stamp on it with finishing touches.







Travel Information

2.9 miles from Fishbourne to Portsmouth Ferry Terminal
2.6 miles from East Cowes to Southampton Ferry Terminal
12.7 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 Medina, Newport	2.2 miles
Lakeside Spa & Hotel, Wootton	2.1 mile
Osborne Golf Club, East Cowes	2.1 miles
Ryde Golf Club, Ryde	4.3 miles

Healthcare

Doctors Surgeries	
East Cowes Medical Centre, East Cowes	01983 284333
Medina Healthcare, Wootton	01983 522198
Ryde Esplanade Surgery, Ryde	01983 618388
Argyll Surgery, West Street, Ryde	01983 562955
The Tower House Surgery, Rink Road, Ryde	01983 811431
Ryde Health & Wellbeing Centre, Ryde	01983 618444

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	3.7 miles
	01983 822099

Education

Primary Schools	
Holy Cross Primary School, East Cowes	01983 292885
Queensgate Foundation Primary School, East Cowes	01983 292872
Priory School of Our Lady Walsingham, East Cowes	01983 861222
Cowes Primary School, Cowes	01983 293261
Lanes End Primary School, Cowes	01983 293233
Binstead Primary School, Binstead	01983 562341
Oakfield C of E Primary School, Ryde	01983 563732
Greenmount Primary School, Ryde	01983 562165
Haylands Primary School, Ryde	01983 563372
St. Mary's Catholic Primary School, Ryde	01983 562000
Wootton Community Primary School, Wootton	01983 882505

Secondary Schools/Colleges	
Cowes Enterprise College, Cowes	01983 203103
Carisbrooke College, Newport	01983 524651
Christ The King Upper College	01983 537070
Medina College	01983 861222
Ryde School with Upper Chine School, Ryde	01983 562229
The Island VI Form	01983 522886
Isle of Wight College	01982 526631

Learning Assisted Schools:	
Medina House, School Lane, Newport	01983 522917
St. Georges, Watergate Road, Newport	01983 524634
St Catherine's, Grove Road, Ventnor	01983 852722

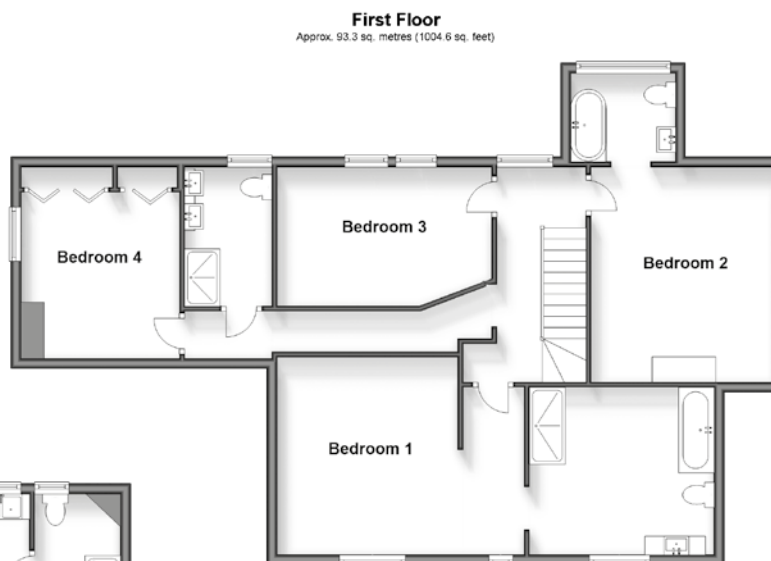
Entertainment

Restaurants / Bars
The Lifeboat, East Cowes
Folly Inn, Whippingham
Consort Restaurant at Albert Cottage, East Cowes
Fishbourne Inn, Fishbourne
Binstead Arms, Binstead
The Sloop Inn, Wootton
Cibo, Wootton
Woodmans Arms, Wootton
White Hart Inn, Havenstreet

These bars and restaurants are available within a 10-minute radius of this home

Local Attractions / Landmarks

Osborne House - East Cowes
Quarr Abbey - Binstead
Robin Hill Country Adventure Park - Downend
Appley Tower & Beach - Appley
Rosemary Vineyard - Ashe
Monkey Haven, Primate Rescue Centre - Newport
Butterfly World - Newport
Wildheart Animal Sanctuary - Sandown



GROUND FLOOR

Entrance Hallway	
Study	11'11 x 10'10
Sitting Room	21'2 x 11'6
Snug	12'8 x 12'
Utility Room	8'3 x 7'
Shower Room	6'10 x 4'8
Kitchen Area	16'2 x 12'3
Dining Area	17'10 x 15'9
Sunroom	

ANNEX

Annex Lounge	17'5 x 9'8
Annex Kitchen	9'9 x 9'9
Annex Shower Room	
Annex Bedroom	15'11 x 8'11

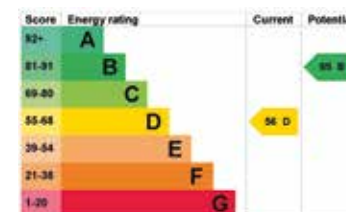
FIRST FLOOR

Landing	
Bedroom 1	12'8 x 12'7
En-Suite Bath / Shower Room	11'10 x 10'9
Bedroom 2	12'9 x 12'
En-Suite Bathroom	
Bedroom 3	14'1 x 8'11
Bedroom 4	10'3 x 10'
Family Shower Room	8'10 x 5'6

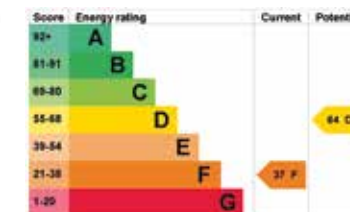
OUTSIDE

5.06 Acres
Driveway Parking and Double Garage
Gardens

Main House



Annexe



Council Tax Band: F
Tenure: Freehold

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