



8 Great Appleford Barns
Whitwell | Isle of Wight | PO38 2PN

FINE & COUNTRY

Seller Insight

“ We have greatly appreciated living at the historic and characterful Great Appleford Barns, enjoying stunning views over open countryside and a choice of walks from our doorstep.

We are within easy reach of coastal towns such as Ventnor for relaxation, and a short drive to shopping areas in Newport and convenient shops in nearby villages.

The house has been a warm and comfortable home with plenty of space for entertaining family and visitors to the island.*

* 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

8 Great Appleford Barns

This exceptional four-bedroom Grade 2 listed barn conversion is set within the picturesque surroundings of Whitwell, offering a perfect blend of traditional charm and modern comfort. The spacious and light-filled accommodation is enhanced by high-quality joinery throughout, including attractive oak-paneled doors, exposed beams, vaulted ceilings, and handcrafted double-glazed windows. The property benefits from oil-fired central heating, an impressive sitting room with an open fireplace, a well-appointed kitchen/dining area with an adjoining family snug, four generous bedrooms, beautifully maintained gardens, off-road parking for two vehicles, and a garage.

Upon entering, a bright and welcoming reception hall sets the tone for the rest of the home. A tiled floor, oak handrail and balustrades, and a low-level storage cupboard create a practical yet elegant space. A feature hardwood stable-style entrance door and a slit window with a deep tiled sill provide character and natural light. The cloakroom and utility area are fitted with a low-level WC and Belfast sink. There is plumbing for a washing machine, built-in storage concealing the oil-fired boiler, and a high-level cupboard housing the electric consumer unit. The space is finished with a tiled floor for practicality.

The lounge / dining room is a truly impressive reception area, filled with natural light from a full-height double-glazed window overlooking an east-facing patio. French doors and full-height side panels provide access to the rear garden and a west-facing patio, offering seamless indoor-outdoor living. Additional feature slit windows enhance the sense of space. A striking brick open fireplace with a flagstone hearth, oak beam, and wood-burning stove serves as a captivating focal point. Modern comforts include wall lighting, a feature oak cross beam, and inset spotlights.

The kitchen is fitted with a range of oak-fronted wall and base cabinets, drawer, and display units. A fitted work surface houses an inset one-and-a-half bowl sink. There is a washing machine and oil-fired boiler, shaker-style wall and floor cupboards, and the electric consumer unit. A 'Rangemaster' electric range cooker, with five ceramic burners, a hot plate, two ovens, a grill, and a matching double chimney extractor hood, ensures a well-equipped cooking space. The room is completed by concealed under-cabinet lighting, a tiled floor, and two double-glazed windows overlooking the rear garden. Leading from the kitchen, the snug is a charming retreat with a vaulted ceiling and exposed beams. French doors open onto the rear garden, while double-glazed windows with deep tiled sills provide additional character.

Upstairs, the landing features a sloped ceiling with exposed beams, and a mix of Velux-style and feature windows overlooking the communal courtyard garden. The main bedroom is an exquisite retreat with a vaulted ceiling and exposed beams, incorporating Velux-style windows that frame stunning westerly countryside views. A long, low-level window provides additional natural light. A built-in wardrobe offers ample storage.

The en-suite shower room is fitted with a pedestal wash basin, low-level WC, and a quadrant tiled shower cubicle and attractive tiling.

The three additional bedrooms each benefit from sloped ceilings, exposed beams, and Velux-style windows that frame beautiful views of either the countryside or the communal courtyard. Bedroom two includes a built-in airing cupboard with a hot water tank and immersion heater. The family bathroom is fitted with a white suite, including a pedestal wash basin, low-level WC, and a walk-in shower with tiled surround.

The property is approached via a shared private gravel driveway leading into the development, leading to an open-plan front garden with a paved patio terrace—ideal for enjoying the morning sun. The communal courtyard, mainly laid to lawn, provides a picturesque setting with well-stocked flower and shrub borders, outside lighting, and a feature stone wall.

The rear garden is a tranquil haven enclosed by stone walling, hedging, and fencing. It is primarily laid to lawn and enjoys a sunny south-westerly aspect. Well-established plants and shrubs add to the garden's charm, while a large paved patio terrace provides a perfect spot for outdoor relaxation. Additional features include outside lighting, a water tap, a gated side access, and a meandering shingle pathway leading to a gravel parking area for two cars.

An en bloc garage, designed in the style of an agricultural barn, measures 19'8" x 9'10" and features an up-and-over door, power, lighting, and internal access to a loft area.

This stunning barn conversion seamlessly blends rustic charm with contemporary living, making it a perfect home for those seeking countryside tranquility without compromising on modern conveniences.







Travel Information

10.1 miles from Fishbourne to Portsmouth Ferry Terminal
11.4 miles from East Cowes to Southampton Ferry Terminal
16.1 miles from Yarmouth to Lymington Ferry Terminal

Leisure Clubs & Facilities

| | |
|---------------------------------------|-----------|
| 1Leisure The Heights, Sandown | 7.3 miles |
| Sandown & Shanklin Golf Club, Sandown | 7.9 miles |
| Rookley Country Park Fishing, Rookley | 3.1 miles |
| Newport Cricket Club, Newport | 4.9 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 Road, Newport | 7.2 miles 01983 822099 |

Education

Primary Schools
Godshill Primary School, Godshill
Rookley & Chillerton Primary School, Chillerton
Niton Primary School, Niton
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 730209
01983 869910
01983 862444
01983 403284
01983 865210

01983 857641
01983 403284
01983 524651
01983 537 070
01983 861 222
01983 562229
01983 522886
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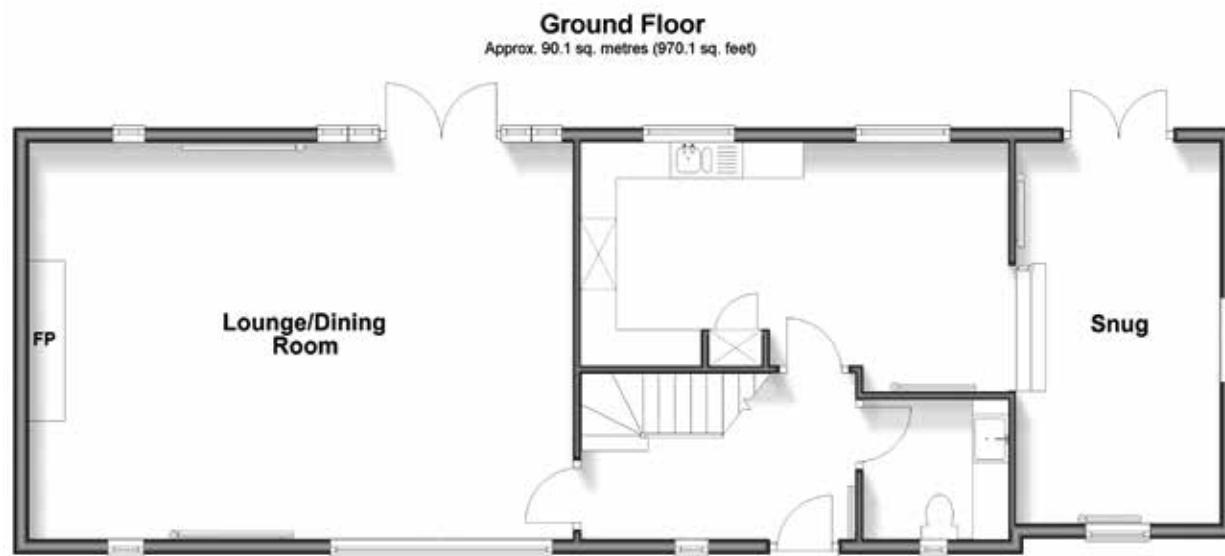
Entertainment

Restaurants / Bars
Wight Mouse, Chale
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

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 | |
| Lounge / Dining Room | 24'9 x 17'11 |
| Kitchen | 19'9 x 10' |
| Utility Room | 6'10 x 6'5 |
| Snug | 17'6 x 9'5 |

FIRST FLOOR

| | |
|----------------------|-------------|
| Landing | |
| Bedroom 1 | 13'3 x 12'3 |
| En-Suite Shower Room | 7' x 6'5 |
| Bedroom 2 | 12'5 x 11' |
| Bedroom 3 | 12'4 x 9'5 |
| Bedroom 4 | 8'1 x 5'7 |
| Shower Room | 6'8 x 6'3 |

OUTSIDE

Front Patio
Rear Garden
En-Bloc Garage
Driveway Parking



Council Tax Band: C
Tenure: Freehold



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