



CHILLERTON FARM

Main Road | Chillerton | Isle of Wight | PO30 3HA

FINE & COUNTRY
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CHILLERTON
COMMEMORATION OF THE GOLDEN JUBILEE

Country views



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CHILLERTON FARM | Chillerton

- **Stunning Georgian Farmhouse with 5.56 acres**
- **Magnificent kitchen/diner**
- **Five/six bedrooms & three bathrooms**
- **Original flagstone flooring**
- **Situated in a lovely village location with country views**
- **Grade II listed**



A wonderful farmhouse situated in a village location offering 5.56 acres, gardens and a great lifestyle opportunity that has flexibility for those seeking an equestrian link or just that country life living.

This magnificent home with its lovely Georgian façade offers so much for the family in a superb location. The land, which is currently grazed, offers a diverse range of opportunities for the new owners, and being situated alongside the property offers a huge benefit to the home.

The property itself encompasses that character feel with flagstone floors, a glorious kitchen/diner and a further family room that offers flexibility for family living. With five/six bedrooms on the first floor, complimented with two bathrooms, this floor can be accessed via two separate staircases.

The home has ample parking and at the rear, its own private gardens. The land is currently fenced which could work for those looking for their own private small holding or those with horses/ponies, it would be ideal.

This property offers a wonderful lifestyle. If you wish to work from home, have guests staying or you enjoy entertaining with family and friends, then this property has it all. If someone wanted to provide a guest house or Bed & Breakfast then you can see the potential here.

In summary, a home of distinction with character and charm that we would recommend to you. Come and explore everything available.





THE CURRENT OWNER SAYS *"If you love nature, wildlife, gardening and the countryside, this could be the place for you."*

"Chillerton Farm has been our much-loved family home and we fell in love with this property the first moment we saw it – from its welcoming kitchen/diner at the heart of the house, the wonderful proportions of all the rooms, the beautiful gardens, and above all, that it's a calm, happy and restful place. It comes alive when it is filled with people but feels equally homely however many people are at the home.

It's a great property for children to play in and for cats and dogs to take up residence!

We are only approximately 20 minutes from most of the beaches and towns on the Island, however, if you love nature, wildlife, gardening and the countryside, our home is situated in an Area of Outstanding Natural Beauty - this could be the place for you."

GROUND FLOOR

Entrance Hallway	
Family Room	16'11 x 14'7 (5.16m x 4.45m)
Lounge	21'8 x 13'4 (6.60m x 4.06m)
Rear Hallway	
Utility Area	17'4 x 8'10 (5.28m x 2.69m)
Shower Room	
Study	16'9 x 10'7 (5.11m x 3.23m)
Kitchen/Diner	23'9 x 16'2 (7.24m x 4.93m)

FIRST FLOOR

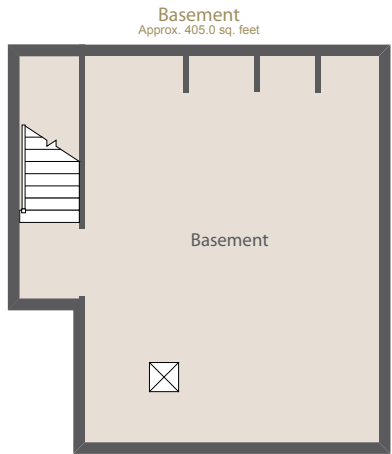
Landing	
Bedroom 2	14'10 x 13'1 (4.52m x 3.99m)
Bedroom4/Dressing Room	16'10 x 10'2 (5.13m x 3.10m)
Bedroom 1	14'11 x 14'9 (4.55m x 4.50m)
Family Bathroom	9' x 8'10 (2.74m x 2.69m)
Hallway	
Family Bathroom	
Bedroom 5	16'11 x 7'5 (5.16m x 2.26m)
Bedroom 3	14' x 10'9 (4.27m x 3.28m)
Bedroom 6	10'9 x 7'4 (3.28m x 2.24m)

LOWER GROUND FLOOR

Basement

OUTSIDE

- 5.56 Acre Plot
- Off-Road Parking
- Outbuildings
- Private Gardens





TRAVEL INFORMATION

- 4.7 miles from Newport
- 9 miles from Shanklin Esplanade
- 10 miles from Fishbourne Mainland Ferry Link

LEISURE CLUBS & FACILITIES

- 9.5 miles from The Heights Leisure Centre, Sandown
- 6.1 miles from Medina Leisure Centre, Newport
- 10.1 miles from Shanklin & Sandown Golf Club

HEALTHCARE

Doctors Surgeries:

South Wight Medical Practice, Niton – 01983 730257
 Ventnor Medical Centre, Ventnor – 01983 852787
 Grove House Surgery, Ventnor – 01983 852427

General Hospitals: St Mary's Hospital, Newport – 6.4 miles

EDUCATION

Primary Schools:

Godshill Primary School, Godshill – 01983 840246
 Niton Primary School, Niton – 01983 730209
 St Francis Catholic & Church of England (Aided) Primary School, Ventnor – 01983 857447
 Wroxall Primary School, Wroxall – 01983 852290

Secondary Schools/Colleges:

Carisbrooke College, Newport – 01983 524651
 Christ the King Upper & Lower College, Newport - 01983 537070
 Medina College, Newport - 01983 526523
 Island Innovations V1 Form Campus - 01983 522886
 Isle of Wight College - 01983 526631
 Ryde Private, Queens Road, Ryde – 11.7 miles

Special Needs Schools:

Medina House - 01983 522917
 St George's - 01983 524634
 Clatterford Tuition Centre - 01983 524680
 Thompson House Tuition Centre - 01983 539967

ENTERTAINMENT

Restaurants and Bars:

- The Chequers Inn, Rookley
- Quarterdeck Bar & Eaterie (Rookley Country Park), Rookley
- The Taverners, Godshill
- The Griffin, Godshill
- The Essex, Godshill

These restaurants and bars are all available within 5 miles of this home.

LOCAL ATTRACTIONS/LANDMARKS

Blackgang Chine – Chale
 Isle of Wight Donkey Sanctuary – Wroxall
 Ventnor Heritage Museum – Ventnor
 Ventnor Botanical Gardens - Ventnor



Directions

From our office in St James' Street, turn left onto Pyle Street/B3323 and continue to follow. At the roundabout, take the 1st exit onto Carisbrooke Road/B3323 and continue to follow Carisbrooke Road. At the roundabout, take the 1st exit onto Cedar Hill/B340. At the roundabout, take the 2nd exit onto Whitcombe Road. After 3 minutes, a slight right to stay on Sandy Lane. Continue 2.1 miles onto Berry Shute where you will find the destination on the left hand side.

Viewing

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

Isle of Wight on 01983 520000

28 St. James' Street, Newport, Isle of Wight, PO30 1HY

Email: isleofwight@fineandcountry.com

Opening Hours

Monday to Friday 8.30am – 6.00pm

Saturday 9.00am – 4.30pm

London office

121 Park Lane, Mayfair, London, W1K 7AG

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.