

SPENCE WILLARD



Sheepwash Farmhouse & Barn, Middleton, Freshwater, Isle of Wight, PO40 9NX

A wonderful opportunity to purchase a delightful detached character farmhouse complete with a separate holiday cottage and a substantial barn/garage/workshop in the semi rural hamlet of Middleton

VIEWING:

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



Sheepwash Farmhouse is a grade II listed thatched cottage partly dating back to the 1700s with a later Victorian addition. It is set in a good sized plot, together with a fabulous detached former stable/barn, which has been sympathetically converted into a holiday cottage, providing a useful income. On entering the farmhouse you are immediately aware of the cottage charm with the mixture of flagstone flooring, beamed ceilings in part and wonderful inglenook style fireplace in the lounge complete with bread oven and a swing arm cooking pot trammel, together with a fitted 'AGA' multi-fuel burner. The three generous reception rooms comprise of a smart sitting room in the Victorian part of the cottage, a cosy lounge and a formal dining room. In addition there is a useful Study/Lobby off the lounge, a well fitted kitchen/breakfast room with window seat and a movable island unit and a utility room with a WC and a walk-in pantry off. there are two staircases leading to the first floor accommodation and a doorway on the landing means the cottage can be neatly separated if required. To the first floor are four bedrooms, three of which are large double rooms with one featuring a sizable en suite shower room and all of the bedrooms have built-in storage. A well appointed bathroom completes the first floor space.

Outside there are large, well maintained gardens with a lovely summer house and a sheltered patio terrace. There is a vehicular access to the rear of the cottage with a parking area leading to an enormous 60ft long timber garage/workshop with an adjoining double carport, which together provide ample covered space to park a variety of vehicles etc.

Sheepwash Barn is a charming and comfortable separate holiday cottage which has proven to be very popular and provides an extremely useful income. There are two bedrooms, a lounge, kitchen/dining room, a shower room and a cloakroom as well as its own area of garden and parking.



LOCATION

The cottage is pleasantly situated in Middleton, a sought after hamlet on the outskirts of Freshwater, yet within easy short walking distance, through Spinfish Lane, to the shops, services and amenities in Freshwater village centre. Close by is a network of footpaths and bridleways giving access to miles of surrounding downland and coastal walks from where some of the Island's most stunning scenery can be enjoyed. Also within a mile is the beach and SSSI protected Afton Nature Reserve in Freshwater Bay and the historic harbour town of Yarmouth with its mainland ferry terminal is within a ten minute drive.

ENTRANCE HALL with panelled entrance door and stairs off to the first floor.

SITTING ROOM 16' 2" max x 11' 10" (4.93m x 3.61m) A bright double aspect room overlooking the gardens with an understairs storage cupboard and an attractive fireplace fitted with a stone surround and Charnwood' log burner.

KITCHEN/BREAKFAST ROOM 15' 10" x 11' 10" (4.83m x 3.61m) Another double aspect room which is a well fitted space with a range of smart modern cupboards, drawers and work surfaces incorporating a ceramic 1½ bowl sink unit, a moveable island breakfast bar and a feature window seat. Other features include a Rangemaster cooker with cooker hood over and an integrated dishwasher and fridge.

SIDE LOBBY with flagstone floor and a side entrance door.

LOUNGE 14' 9" x 14' 2" (4.5m x 4.34m) A characterful room with cross beamed ceiling, flagstone floor and a fabulous inglenook style fireplace with recessed airing cupboard to one side and a log store recess to the other. The fireplace incorporates an 'AGA' multi-fuel stove, as well as the original bread oven and a feature swing arm cooking pot tremmel.

DINING ROOM 13' 8" x 13' 3" (4.17m x 4.04m) A spacious triple aspect room with flagstone floor and double doors leading out to the garden and patio terrace.

STUDY/LOBBY 8' 8" x 4' 8" (2.642m x 1.430m) a useful space leading off the lounge, this area also features a flagstone floor and an external door.

UTILITY ROOM 8' 2" x 5' 8" (2.49m x 1.75m) with a large double bowl stone butler sink, a separate WC leading off and a door to the garden.

PANTRY 7' 10" x 5' 6" (2.39m x 1.68m) Used as an extension to the utility room and fitted with shelving and work surface, together with space under for a washing machine and tumble dryer.





FIRST FLOOR

LANDING with built in shelved linen cupboard and a door separating the landing into two areas with a second staircase leading down to the living room below.

MASTER BEDROOM 16' 0" x 10' 4" (4.88m x 3.15m) A large double aspect bedroom with original cast iron fireplace and two recessed built-in wardrobes.

EN SUITE SHOWER ROOM A generous en suite more recently fitted with a modern suite comprising of WC, wash basin and shower cubicle. Chrome ladder towel radiator.

BEDROOM 2 16' 2" x 10' 5" (4.95m x 3.2m) Another large double aspect bedroom with built-in recessed wardrobes and another decorative fireplace.

BEDROOM 3 13' 8" x 13' 3" (4.19m x 4.04m) A large double bedroom enjoying a triple aspect with a built-in wardrobe.

BEDROOM 4 7' 11" max x 8' 4" (2.43m x 2.56m) A pleasant bedroom fitted with a recessed wardrobe.

BATHROOM 7' 5" x 5' 2" plus shelved recess (2.28m x 1.60m) Recently modernised and comprising of a WC, wash basin and a 'P' shaped shower bath with shower over and glass screen to the side.

OUTSIDE There are beautifully maintained gardens which are laid out in a parkland style and are well stocked with a wide variety of plants, trees and shrubs. Adjacent to the house is a sizeable entertaining terrace enjoying a pleasant outlook over the gardens. Also, a wonderful **SUMMER HOUSE** 12' 3" x 15' 6" (3.736m x 4.731m) with power/light, adjoins a pretty feature garden pond and neatly tucked away, there is a vegetable garden with greenhouse.



A five bar gated access provides vehicular access to a driveway at the rear of the cottage and access to a substantial 60' 6" x 19' 8" (18.452m x 6.01m) **GARAGE/WORKSHOP/STORE** with electric roller door, power/light and ample windows to both sides. The adjoining car port 23' 8" x 15' 3" (7.236m x 4.652m) provides further undercover parking. There is also an additional parking area to the other side of the cottage, which is ideal for visitors.





SHEEPWASH BARN

is warmed by a radiator system from an electric boiler and features double glazing throughout, Sheepwash Barn provides a fabulous holiday cottage and provides a good annual income. It has a 'Holiday Use' restriction on it and can be used 52 weeks of the year for holiday purposes only and is not permitted to be used as a primary residence.

KITCHEN/BREAKFAST ROOM 15' 5" x 9' 8" (4.72m x 2.97m) A bright, triple aspect room which is well fitted with modern cupboards, drawers and solid wood worksurfaces incorporating a ceramic 1½bowl sink unit. There is plumbing for a washing machine, space for an electric freestanding cooker with cooker hood over and room for an undercounter fridge. Double doors lead out to the garden/parking area.

LOUNGE 14' 11" x 9' 6" (4.57m x 2.90m) A well appointed and truly cosy room enjoying a double aspect with stable door and featuring beams and some exposed stonework.

INNER HALLWAY

BEDROOM 1 14' 4" x 7' 10" (4.37m x 2.39m) A double bedroom with a double aspect and oak flooring.

BEDROOM 2 10' 7" x 7' 1" (3.25m x 2.18m) A pretty room with feature beam, oak flooring and stable door/window.

SHOWER/WET ROOM with WC, wash basin and a shower cubicle with a tiled wet room draining floor.

CLOAKROOM A useful second facility with WC and wash basin.

OUTSIDE Adjacent to the holiday barn is a sunny south facing courtyard area of garden which is enclosed by stone walling with its own vehicular access separate to the main cottage.

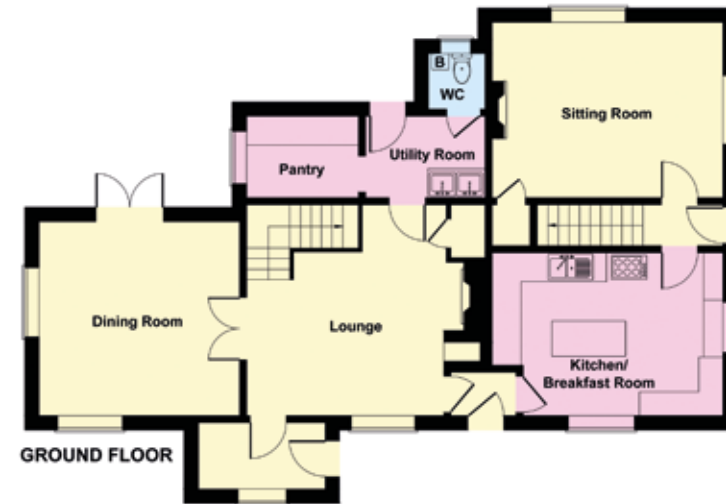
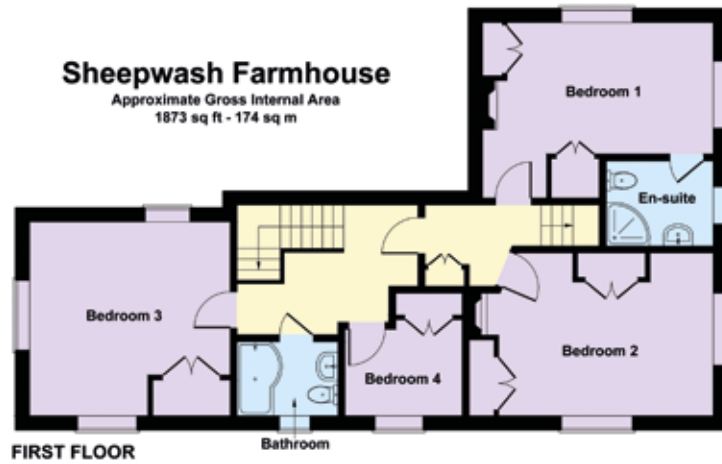


PROPERTY INFORMATION

COUNCIL TAX Band F

TENURE Freehold

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



Sheepwash Barn
Approximate Gross Internal Area
603 sq ft - 56 sq m

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2022

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.