



McCarthy
& BOOKER

Little Gatcombe Farm Newbarn Lane, Gatcombe, Newport, Isle of



A beautifully presented farmhouse set within approximately 24 acres in the heart of Gatcombe, offering exceptional equestrian facilities, versatile accommodation, extensive outbuildings and breath-taking panoramic countryside views, all just minutes from Newport. An outstanding lifestyle property in one of the Island's most sought-after rural locations.

Little Gatcombe Farm

Occupying an idyllic position within the sought-after village of Gatcombe, Little Gatcombe Farm is a rare opportunity to acquire a substantial country home with outstanding equestrian facilities, set within approximately 24 acres of beautiful countryside in an Area of Outstanding Natural Beauty. Surrounded by panoramic rural views, the property offers an exceptional lifestyle opportunity, combining a modern farmhouse, extensive outbuildings and well-maintained land, all within easy reach of Newport.

Built in 1999, the farmhouse has been thoughtfully designed to provide flexible and spacious accommodation, equally suited to family life, multigenerational living or those wishing to continue the property's successful use for guest accommodation. Complementing the house is an impressive range of equestrian facilities, including stabling, a large barn, sand school and paddocks, together with further outbuildings offering excellent potential for a variety of business or lifestyle uses, subject to any necessary consents.

Despite its peaceful rural setting, Little Gatcombe Farm enjoys a remarkably convenient location, just a short drive from Newport and within easy reach of the Island's ferry links, beaches, schools and amenities.

Little Gatcombe Farm Newbarn Lane, Gatcombe, Newport, Isle of Guide Price



Interior

A generous entrance porch provides a practical welcome to the home, offering plenty of space for coats and boots after days spent exploring the surrounding countryside.

At the heart of the property is an impressive triple-aspect sitting room, where large windows frame uninterrupted views across the surrounding landscape. A traditional inglenook fireplace with wood-burning stove creates a welcoming focal point, while French doors open into a substantial conservatory. Previously operated as a successful tearoom, this versatile space enjoys panoramic views across the gardens and land and benefits from its own independent entrance, making it ideal for entertaining, home working or business use.

The kitchen/breakfast room is well equipped with an extensive range of fitted cabinetry, generous work surfaces and ample space for family dining, making it a natural gathering place within the home. A further reception room, currently arranged as a fifth bedroom, enjoys dual-aspect countryside views and could equally serve as a formal dining room, snug or home office. A useful cloakroom/utility room completes the ground floor.

The first floor offers four generous double bedrooms arranged around a central landing. Three bedrooms benefit from ensuite shower rooms, while a contemporary family bathroom serves the remaining bedroom. The thoughtful layout offers flexibility for larger families, visiting guests or those wishing to operate a bed and breakfast from the property.

Exterior

The grounds and outbuildings are a particular feature of Little Gatcombe Farm and provide exceptional facilities for equestrian enthusiasts.

A substantial modern barn accommodates six spacious loose boxes and benefits from both power and water. Across the courtyard, part of the stable block has been converted into a practical office, ideal for managing a livery yard or home-based business, while an adjoining open barn and two further stables provide excellent additional storage for tack, machinery, feed or livestock.

The enclosed sand school offers excellent year-round schooling facilities, while the surrounding paddocks provide well-fenced grazing and turnout. The property also enjoys direct access to an extensive network of bridleways, allowing riders to explore the surrounding countryside directly from the farm.

A recently constructed office and storage building offers further versatility and could lend itself to conversion as a studio, annexe or additional workspace, subject to the necessary planning permissions.

The property is approached via a wide gravel driveway with separate gated entrance and exit points, providing extensive parking for numerous vehicles, horseboxes and trailers. Surrounding the farmhouse are attractive formal gardens with mature boundaries, while the remaining land extends to approximately 24 acres, enjoying uninterrupted views across the rolling countryside and completing this exceptional rural holding.



Location

Gatcombe is a peaceful and picturesque village located just outside the county town of Newport. A sought-after spot for nature lovers and equestrians alike, the area offers superb riding and walking routes through rolling hills and woodland. Despite its rural feel, Little Gatcombe Farm is conveniently placed within 5 minutes of Newport's amenities and no more than 25 minutes from any point on the Island—including ferry terminals, beaches, and schools.

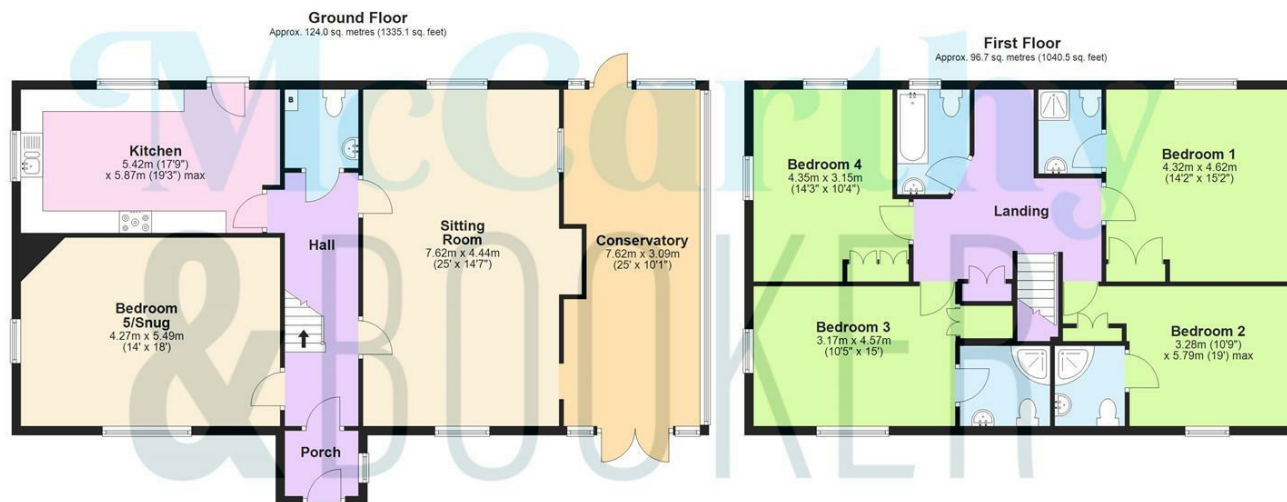
Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 220.7 sq. metres (2375.6 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk. Plan produced using PlanUp.

Little Gatcombe Farm, Newport