

SPENCE WILLARD



Grange Farm, Staplers Road, Wootton Bridge, Isle of Wight

A farmhouse with 2 adjacent cottages along with a modern 3 bedroom accessible holiday unit, providing great income potential along with a field and mature woodland, in all extending to 3.8 acres

VIEWING:

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Farmhouse

Occupying a rural position between Newport, (under 2 miles) and Wootton Bridge the property is within an easy reach of mainland ferry links and a great base to explore the rest of the Island from. Historically, the vendor's have family occupied the farmhouse operating a B & B business and had a successful holiday let business for two adjoining properties converted from the former stables/kennels, (Spring Haven and The Coach House), along with the superb modern detached accessible Red Squirrel Lodge built with a holiday use restriction.

Set with an approximately 3.8 acres, there is also potential for further diversification or for a glamping business. The property could also be suited to multigenerational living subject to the necessary consents. This diverse package, in addition to the four dwellings includes a stables/ stores, a mobile home, gardens, mature woodland and a field of about 2.1 acres adjoining the drive.

THE FARMHOUSE

Of period origins but later extended to provide extensive and versatile accommodation. The original parts of the house retain period fireplaces and some beams whilst windows have been upgraded to UPVC framed double glazed. The kitchen/ breakfast room forms the heart of the house with a range of Oak fronted units, an Aga as well as separate electric hob. The adjacent sitting room has parquet flooring with French doors leading out to the gardens.

GROUND FLOOR

There are **4 RECEPTION ROOMS** along with a **KITCHEN/ BREAKFAST ROOM** and a **SECONDARY KITCHEN /UTILITY** and a **BATHROOM**.

FIRST FLOOR

There are **4 BEDROOMS**, 2 of which have **EN SUITE SHOWER ROOMS** along with a further **SHOWER ROOM**.



Farmhouse



Farmhouse



Farmhouse

SPRING HAVEN GROUND FLOOR

A spacious **KITCHEN/DINING ROOM** is fitted with the range of modern units with an outlook over both the front and rear aspects. An adjacent spacious **DOUBLE BEDROOM** has French doors to the rear terrace. Stairs lead to:

FIRST FLOOR

With sloping ceilings and exposed beams, the space includes a **SITTING ROOM** with an outlook to both the front and rear along with a **BEDROOM** and **BATHROOM**.

THE COACH HOUSE GROUND FLOOR

A triple aspect **LIVING ROOM** with ample space for seating and dining with hardwood flooring. An open-tread staircase leads to the first floor and French doors to the rear terrace also providing country views. The **KITCHEN** has an extensive range of cupboards and work surfaces, space for range cooker, washing machine, dishwasher and fridge and there is an adjacent **SHOWER ROOM**.

FIRST FLOOR

A spacious **LANDING** leading to a **DOUBLE BEDROOM** and **TWIN BEDROOM**.

RED SQUIRREL LODGE

A modern detached single storey house designed as an accessible holiday let (with a holiday use restriction). Approached via an extensive decked verandah, a spacious **ENTRANCE HALL** leads to **3 DOUBLE BEDROOMS**, one with an **ENSUITE SHOWER ROOM** and a separate spacious **WET ROOM** whilst the rear is a large **OPEN-PLAN KITCHEN/LIVING ROOM** with French doors opening to the rear decked terrace and garden beyond. The decking extends around the southern side of the house to the front verandah. The property has proved a successful holiday let.

OUTSIDE

Approached over private driveway, lined with silver birch trees and flanked by the **2 ACRE FIELD**, the drive leads into a **COURTYARD** around which the properties are situated and providing extensive parking.

To the rear of the farmhouse, Spring Haven and Coach House are a series of terraces overlooking the lawned gardens with various trees and shrubs and borders. Two **GREENHOUSES**.

THE COW SHED A brick and blockwork built building provides potential stables and stores. There is a **MOBILE HOME** that can be included in the purchase.



There is an area of mature woodland to the west of the farmhouse, comprising predominantly Oak woodland as well as some coniferous trees with wild daffodils, primroses and bluebells.

NOTE Please note the driveway that currently leads to the field and barn to the rear will cease to provide access to this area and it is proposed access will be along an access strip proposed to be retained around the western side of the field and woodland as shown on the plan. There are the remnants from holiday letting and glamping business including a covered outdoor kitchen and compost toilets.

Additional land may be available separate to the north of the property.

POSTCODE PO33 4RW

TENURE Freehold

COUNCIL TAX Grange Farm Band E. Red Squirrel Lodge and Coach House are liable for non domestic rates with rateable values of £5,000 and £5,400 from 1st April 2026

EPC RATINGS Grange Farmhouse D, Spring Haven D, Coach House D, Red Squirrel Lodge D

SERVICES Mains water and electric. Private drainage. Red Squirrel Lodge has photovoltaic solar panels. Farmhouse and Coach House: Oil fired central heating.

Spring Haven and Red Squirrel Lodge: Electric heating.

VIEWINGS Strictly by prior appointment with sole selling agents, Spence Willard.



Spring Haven



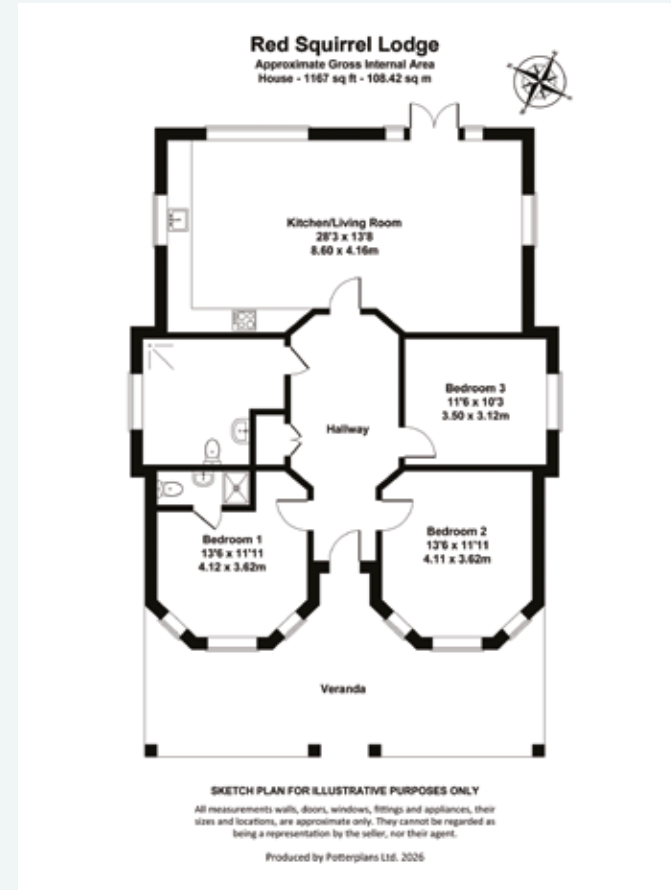
Spring Haven

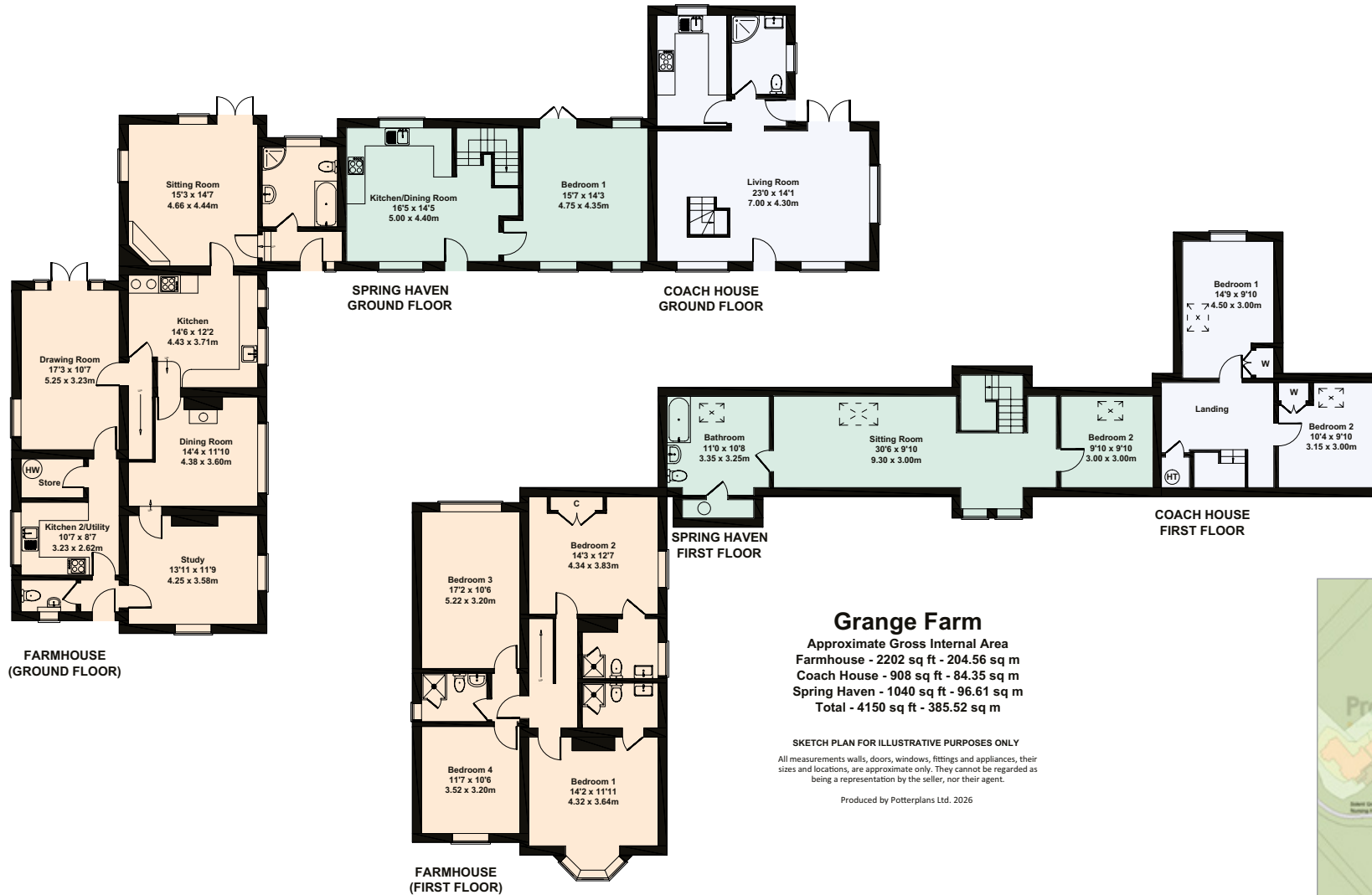


Red squirrel Lodge



Red squirrel Lodge





Grange Farm
 Approximate Gross Internal Area
 Farmhouse - 2202 sq ft - 204.56 sq m
 Coach House - 908 sq ft - 84.35 sq m
 Spring Haven - 1040 sq ft - 96.61 sq m
 Total - 4150 sq ft - 385.52 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.
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