



THE OLD DAIRY FARM

Horsebridge Hill • Newport • Isle of Wight • PO30 5TJ





THE OLD DAIRY FARM

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A Victorian eight bedroom house with generous accommodation conveniently positioned between Newport & Cowes, in all extending to approximately 0.3 acres.

Ground Floor

Large Entrance Hall | Kitchen/ Dining Room | Sitting Room | Living Room | En Suite Double Bedroom 8 | En Suite bathroom
Utility Room | Laundry Room | W/C | Porch

First Floor

Landing | Master Bedroom Suite | Five Double Bedrooms | Two En Suite Shower Rooms | Single Bedroom/Office | Family Bathroom
In all about 3342 sq ft (310.4 sq m)

Gardens and Grounds

Rear landscaped garden | Raised Terrace | Gravelled Drive/ Generous Parking

Buildings

Double Garage/ Workshop | 3 Sheds | Summer House | Log store | Outside W/C
In all 0.30 acres (0.12 ha)

Guide Price: £549,950

LOCATION

The Old Dairy Farm is set directly off the main public highway between Newport and Cowes in a mainly residential area with a convenience store opposite and extensive shopping and restaurants and bars available in both Newport and Cowes. Newport, the capital of the Island, offers a cinema, retail parks, sports facilities and a hospital while Cowes is the centre for sailing as well as offering coastal charm that makes it one of the Island's most visited places.

THE PROPERTY

The Old Dairy Farm, once the dairy at Parkhurst Farm, has a welcoming farmhouse feel throughout. The house boasts generous space and can offer eight bedrooms therefore providing for multi-generational living or a growing family. The original Victorian farmhouse was built in the late 1860's and has been sympathetically extended in 2010 to create an L-shaped house of sizeable proportions. There is currently a large en suite double bedroom on the ground floor which would be ideal for an elderly relative or an adult child wanting a sense of independent living within the family house. The kitchen-dining room is big enough to have the whole family around a large kitchen table and there is storage space both internally and externally, useful for all kinds of hobbies or to house vehicles and bicycles etc. The house sits centrally within its grounds, with a driveway leading directly off the road through a break in the wooden fencing, providing ample space for parking several cars. The interiors of the house are uncluttered and large double-glazed sash windows provide light as well as some views across the land at the rear towards the hilltops in the distance. Underfloor heating in the entrance hall and throughout the extended house. The garden at the rear of the house is compact with some areas laid to lawn and deep flower beds to add an element of colour through the seasons. Gravelled and paved paths create a natural link between the parking area, the house, garden and outbuildings, making easy access to all areas.

GROUND FLOOR

Entrance Hall

An attractive exterior front porch with original chequered tiles leads up steps to the front door which opens into the entrance hall. This is a large central space providing access to all reception rooms; a perfect welcoming area for family and guests to the house. A fireplace adds an additional feature to this space. An archway leads through to the original hallway where a wood staircase ascends to the first floor. Large built-in cupboard for the underfloor heating system in the adjoining corridor.

Kitchen/ Dining Room

A farmhouse style kitchen, once the dairy, which opens onto the dining area. Here, a handsome wooden dresser with cupboards below stands against one wall and an antique range is housed within the old brick fireplace.





The kitchen comprises a 2-door Rangemaster with gas hob and extractor above, a double Belfast sink with painted under cabinets and solid wood worktops. Terracotta square floor tiles throughout.

Sitting Room

Once the front room, this is a snug room with an antique-style gas fireplace with wood mantel and a sash window providing ample light.

Living Room

Double, part-glazed doors open onto a large, dual-aspect room with a feature brick fireplace with Clearview log burner, creating the focal point within this room. Two sets of French windows open onto the terrace outside.

En suite Double Bedroom

Currently arranged as a bedroom, this is a large room with space for a sitting area and with the convenience of an en suite bathroom with W/C. French windows out onto the rear terrace with views across the valley.

En Suite Bathroom

With built in bath with shower over, sink and W/C.

Utility Room

Accessed via the kitchen with vaulted ceiling ideal for drying clothes above head-height. Room for a dishwasher and other white goods. Wood worktops, a Belfast sink with drainer and built-in cupboard for coat and boot storage.

Laundry Room

Off the utility room, this has space for a washing machine and drier beneath the wood worktops. A Velux window in the high ceiling above provides additional light.

Porch

The original internal porch on what was the front of the house, now road-facing. Double part-glazed doors. Terracota and black tiled floor

FIRST FLOOR

Landing

A spacious central landing with window overlooking the road-side porch. Adjoining corridor to access the bedrooms in the extension.

Master Bedroom Suite

Double bedroom overlooking the garden and countryside beyond with a large built-in wardrobe with sliding mirror-fronted doors.

En suite Shower Room

Corner shower, sink and WC. Full height and floor ‘marble’ tiling.

En Suite Bedroom 2

East-facing double bedroom with two windows overlooking the countryside. Access to en suite shower room. A boarded and insulated loft is accessed via a drop-down ladder.

En Suite Shower Room

With large walk-in shower, sink and W/C.

Bedroom 3

West-facing, dual-aspect double bedroom, currently used as a yoga room. Original wrought iron fireplace.

Bedroom 4

South-facing double bedroom at the front of the house. Overlooks the main entrance to the house.

Family Bathroom

Recently fitted walk-in shower with marble walls. Free standing roll-top bath with brass taps. Built-in ornate sink unit. Built-in cupboards for storage. W/C.

Bedroom 5

West-facing double bedroom with built-in wardrobe and original wrought iron fireplace with wood mantel.

Bedroom 6

Double Room with window overlooking the front porch.

Bedroom 7

Rear-facing single room ideal as a nursery, child’s bedroom, office or storeroom.



GARDENS AND GROUNDS

Gardens

A landscaped garden can be found at the rear/east of the property with views of the rooftops and countryside beyond. Mature trees and herbaceous borders create interest and colour in this area of the garden. Further lawned areas can be found at the entrance to the house where a neat path divides the lawn on the approach to the front porch. A raised, brick walled terrace between the garden and the house provides a perfect spot for outdoor dining and for taking in the views. Gravelled and paved paths link the sections of the gardens and grounds together and a high wooden fence running along the western border, provides the house with privacy from the road. A substantial gravelled parking area with room for several cars is accessed directly off the main road. Several buildings, including a double garage with lean-to shed and a number of additional sheds are dotted around the grounds providing plenty of storage options.

BUILDINGS

Double Garage/Workshop

With double wood doors and a lean-to shed with front and rear access. The garage is currently used for storage and as a workshop.

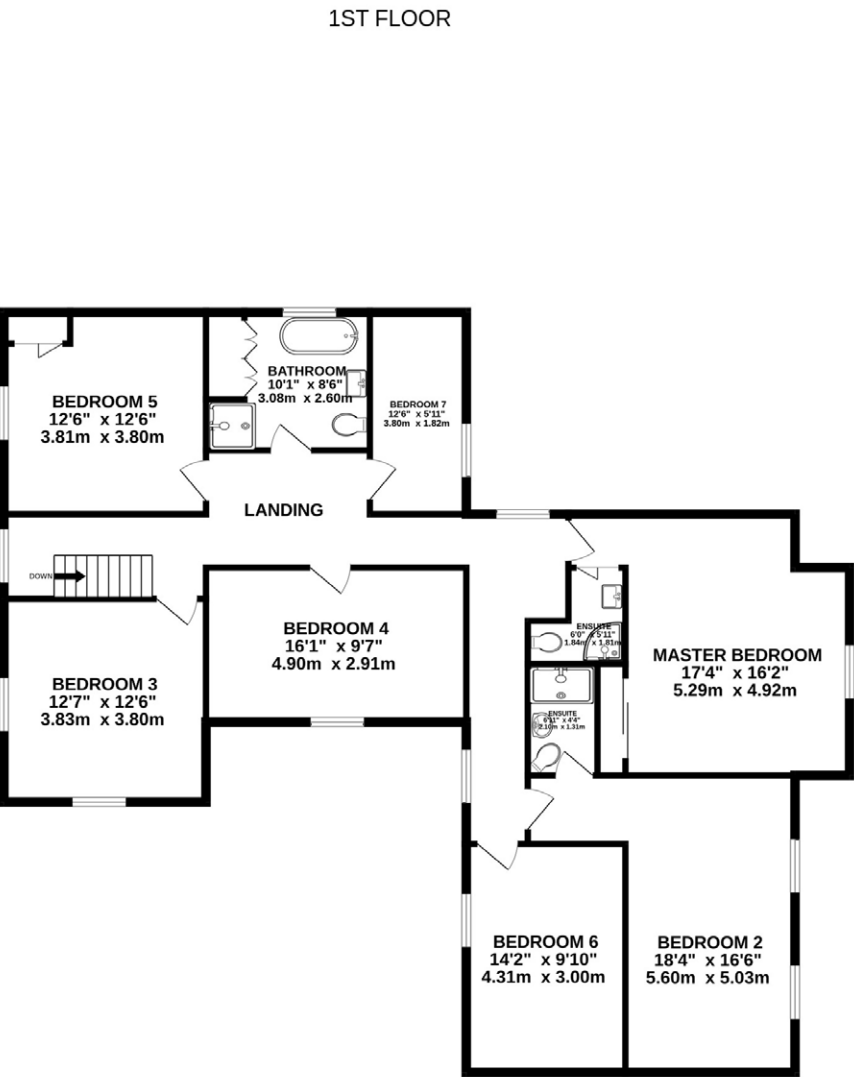
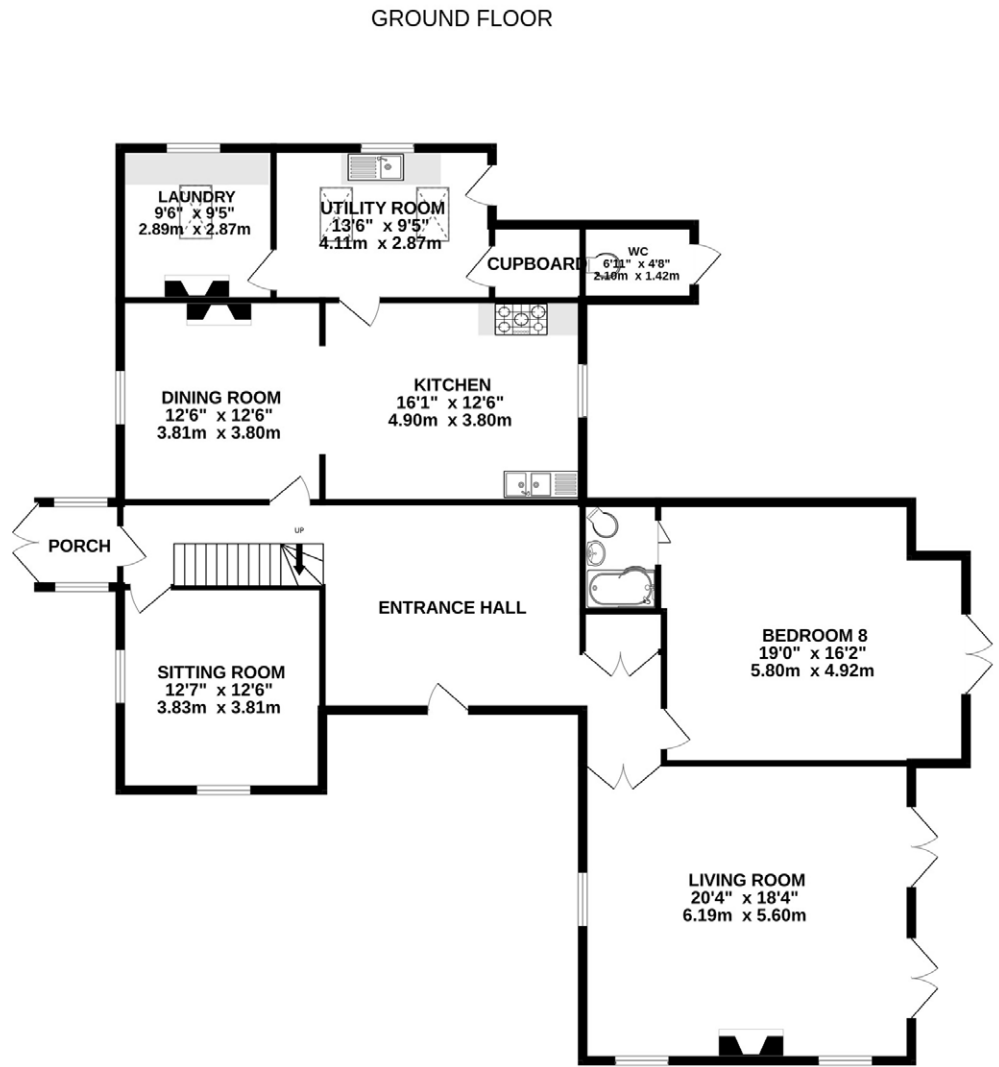
Summer House

An attractive timber Summer House positioned within the grounds, offering a versatile space suitable for relaxation, entertaining, a home office

Various Sheds

Of wood or metal construction with lockable doors. Ideal for storing bikes, tools and machinery or garden furniture etc.





Not to Scale

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

None across the property.

Wayleaves and Easements

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other popes whether referred to in these particulars or not.

Sporting, timber and mineral rights

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

Services

The house is connected to all mains services; Electricity, Gas, Water, Drainage.

The property also benefits from solar panels which provide electric for the main house.

Garden and outbuildings – External mains water supply. The double garage has mains electric.

Broadband availability

Ultrafast 900Mbps available

Mobile /Internet Coverage

4G. Some 5G availability.

Tenure

Freehold with vacant possession.

Access

The property is accessed off Horsebridge Hill through an opening in the wooden fencing that runs along the road-facing boundary of the grounds. There is parking available for several cars

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Planning

The property is not listed and does not lie within the Isle of wight National Landscape (formerly AONB). There is lapsed planning permission (reference:P/02302/03) for a detached triple garage block with storage area over and alterations to the vehicular access.

Plans Areas and Schedules

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation.

Construction

Brick with slate tiled roof. Original house built in late 1860's. Extended in 2010.

Local Authority

Isle of Wight Council

Council Tax Band

D

Postcode

PO30 5TJ

EPC

C

Fixtures and Fittings

BCMWH will supply a separate list of fixtures and fittings included, excluded or available by separate negotiation.

What3Words

///crouches.times.thing

Viewings

By appointment with BCM WILSON HILL only

Selling Agent

BCM Wilson Hill Isle of Wight, Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE t: 01983 828805 e: iow@bcmwilsonhill.co.uk

NB These particulars are as at September 2026. Photos August 2026

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Isle of Wight

01983 828 800

iow@bcmwilsonhill.co.uk

Further offices at: Winchester | Petersfield | Oxford

bcmwilsonhill.co.uk

