

# SPENCE WILLARD



Bremells Farm Limerstone Road, Limerstone, Brighstone, Isle Of Wight, PO30  
4AB

*An impressive, modern and refurbished farmhouse with high quality and renovated outbuildings all set within around 24 acres (9.65 ha) and offering magnificent views over the English Channel and the downs.*

VIEWING

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Bremel Farm is perfectly located in a glorious position at the end of a quiet lane within an Area of outstanding Natural Beauty, just at the foot of Limerstone Down and offers an excellent equine/small holding farm. Traditionally constructed in 1999 the house comprises of a 3/4-bedroom dwelling with ample character, having been refurbished by the current owner. The house has a well-kept south facing garden and there are great sea views from the windows. The property extends to approximately 24 acres (9.65 ha) of grazing land with stables, sand school, office and storage barn and has the benefit of oil fired under floor heating throughout. In addition to the 24 acres. This is a great opportunity for those wanting to own a quality home with equestrian facilities in this highly sought-after rural setting close to the historic service centre village of Brighstone. The pretty village of Shorwell is also close by. The property is located in the heart of fabulous hacking out territory with The Downs located directly to the North with good access. The land rises to the north and is therefore south facing with a network of tracks, fencing, gates and mature hedgerows. Truly inspirational views are enjoyed from the top of the property.

**GROUND FLOOR**

**ENTRANCE HALL**

With an impressive and attractive galleried stairway leading to the first floor: Stunning views across the subject properties own land extending up towards Limerstone Down.

**DINING ROOM**

Double aspect with under floor heating and views over the rear garden and countryside.

**KITCHEN**

Newly fitted, high quality kitchen with lovely views overlooking the rear garden. 'Alpha' oil fired range cooker which provides hot water and central heating via underfloor heating, with stainless steel extractor fan with integral lighting over. Space for a kitchen table.

**DOWNSTAIRS W/C/UTILITY ROOM**

With WC and sink, space and plumbing for a washing machine and space for tumble dryer with work surface over.

**SITTING ROOM**

With glazed windows and French doors to the rear garden, open brick fireplace with wood surround.

### STUDY

Double aspect benefitting from evening sun to the west enjoying superb views over its own land and towards Limerstone Down.

### FIRST FLOOR

Large galleried LANDING with window to front and wonderful rural views. Loft access.

### MASTER BEDROOM

Generous size room with windows to front, enjoying views over the farm fields towards Limerstone Down and The English Channel to the south. There is plenty of space to create an en-suite or indeed split the bedroom into two double bedrooms, should a 4th bedroom be required.

### BATHROOM

Window to rear, fitted with a 4-piece white suite comprising; bath with shower mixer over, tiled splash backs, WC, wash hand basin with tiled splash backs, corner glazed shower cubicle, tiled floor. Cupboard for hot water tank with fitted shelving.

### BEDROOM 2

Double room with fabulous views across the garden and over fields to the Channel.

### BEDROOM 3

Double room, window to front with views across the fields towards Limerstone Down.

### OUTSIDE

A five-bar wooden gate leads to this well-appointed small holding with large gravel turning circle and parking area. To the side is the:

### STABLE BLOCK

Comprising; 5 loose boxes, a tack room with light, water and power and attached workshop. Close by is a recently extended and refurbished storage barn (10m x 20m). In front of these is a sand school (40 x 17 metres approximately), which is not currently being used as such. The land which extends to the north and east of the property is approximately 24 acres forming the backdrop of Bremel Farm as it rises towards Limerstone Down. There is excellent riding and walking country nearby.

### HOUSE GARDEN

Most of this enjoys a wonderful south facing aspect with an attractive garden to the north. At the front of the cottage is a large paved terrace with lawn beyond and to the rear is a private and secluded garden which is laid to lawn and bordered by shrubs and bushes with a paved terrace adjacent to the house.

### SERVICES

Heating is by way of an oil-fired Alpha range cooker which provides central heating via underfloor heating, and hot water via a tank housed in the upstairs bathroom.

### COUNCIL TAX

Band F.

### TENURE

Freehold.

### EPC RATING

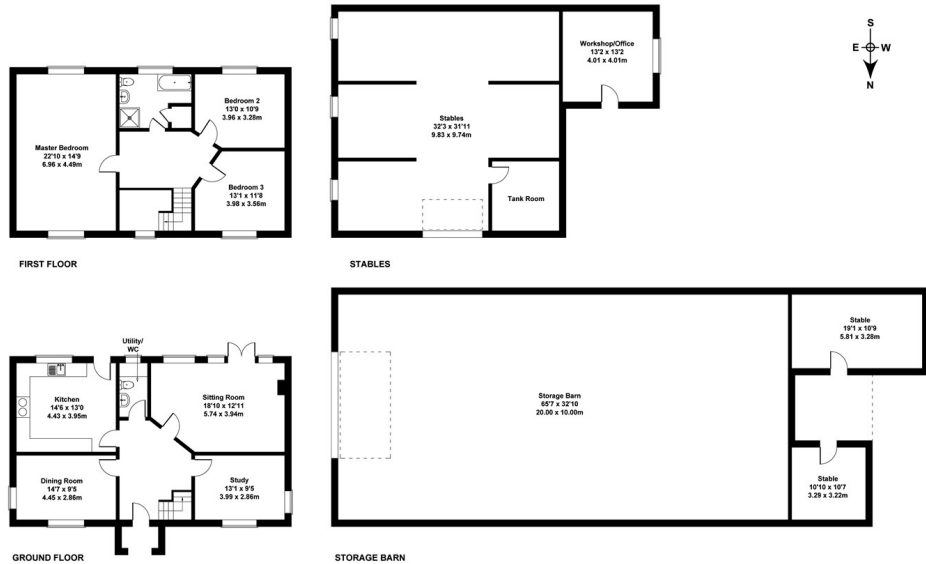
TBC.

### VIEWINGS

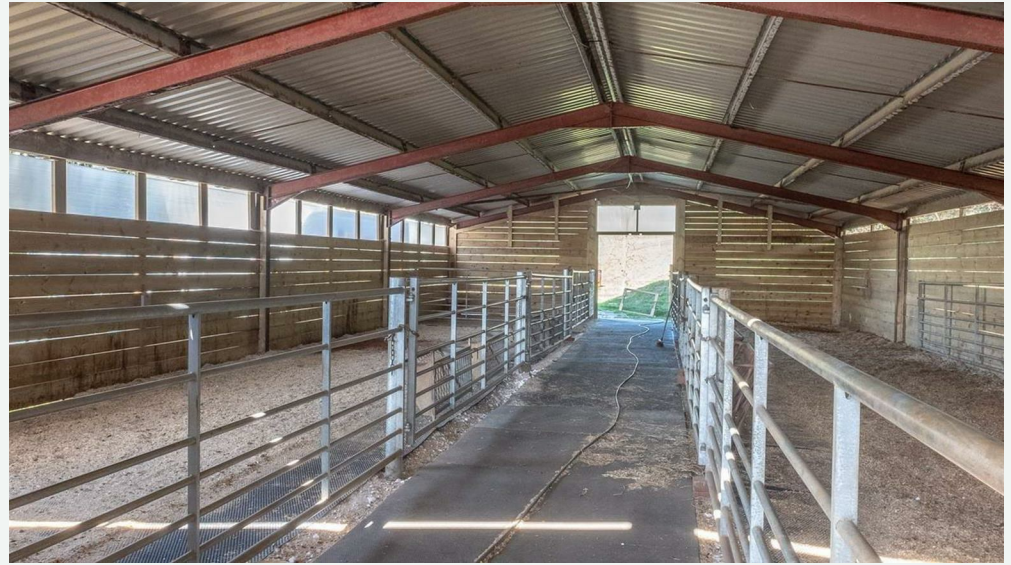
Strictly by prior appointment with the sole selling agents, Spence Willard.



**Bremel Farm, Limerstone**  
 Approximate Gross Internal Area  
 5479 sq ft / 509 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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