

SPENCE WILLARD



The Little Dairy, Bullen Road, Seaview, Isle of Wight, PO33 1QE

Perfectly positioned in a glorious rural setting enjoying views over surrounding countryside and to the sea, The Little Dairy is a beautifully finished, modern barn style holiday home comprising of a generous 2 bedroom barn and separate 1 bedroom studio.

VIEWING

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Constructed in 2018 as part of a wider regeneration of historic barns at Park Farm, The Little Dairy, a barn conversion holiday let, is a stunning product of an artisan builder using authentic materials, combined with a modern, high-specification finish such as bespoke timber double-glazed fenestration, concrete-formed window sills, stylish bathrooms, handmade kitchens, feature walls and carefully landscaped grounds. The elevations are clad with local larch beneath a natural slate tile roof with galvanised guttering. The Little Dairy offers three bedrooms and three bathrooms, currently arranged as a two-bedroom, two-bathroom property with an additional self-contained studio, both of which are individually holiday let but could be combined into one dwelling, as it was previously. The stunning grounds include a paddock of approximately half an acre of beautifully presented landscaped gardens wrapping around the house, with a gravelled patio and large lawn enjoying distant sea views. Benefitting from its own outside space, parking and utilities, the property as a whole is particularly versatile, suitable for families or those looking for an idyllic rural island retreat with convenient access to beaches and country walks from the doorstep.

Situated in an elevated rural position, well away from roads and providing panoramic views over the surrounding countryside and towards The Solent, this quiet location also benefits from being within easy access of mainland ferry links from Ryde, about 2.5 miles away, and just over a mile from the beach, with the popular coastal village of Seaview and its sailing facilities nearby. Ryde has high speed passenger ferry and hovercraft services to Portsmouth and Southsea, with crossing times of 12 and 20 minutes respectively, and onward train connections to London. It also has a range of restaurants, cafés and shops, the well-regarded Ryde School, a marina and an excellent sandy beach popular with swimmers and kitesurfers. Footpaths from Park Farm provide walks through the surrounding countryside and to Seaview.

Accommodation

The Little Dairy is beautifully styled, with three bedrooms and three bathrooms, two of which are en suite. The barn comprises a large, open-plan vaulted reception space arranged as a sitting room, with a beautiful handmade kitchen incorporating timber units, a cast-concrete worktop and an island. There is a metal staircase rising to a mezzanine space, with a shower room below. Bedroom one has an en suite bathroom and enjoys a stunning rural outlook while bedroom two is a smaller twin room. Attached is The Studio, an excellent addition, let separately and offering an open-plan living space and bedroom with an en suite shower room. The Studio could be reconnected to make the barn a larger three-bedroom space, and there is also a large loft which could be further converted.

Outside

The Little Dairy benefits from an excellent garden extending towards crop fields on the boundary and with a distant sea view. There are large poplar trees on one boundary and post-and-rail fencing on the other, with a gravelled terrace wrapping around the property, offering parking and space for outdoor dining and entertaining. The barn has external power and lighting. The sunken area beneath the trees has its own vehicular access from the lane and could be landscaped or developed for outbuildings or as required.

Services

Mains electricity and water. Heating is provided by a gas-fired boiler serving both elements of The Little Dairy, which is located in the Studio and draws gas from a private tank located under the front lawn. Private drainage runs to a water treatment plant, with a soakaway in the lower garden of the neighbouring property and an easement for access.

Tenure

The property is offered freehold and with holiday-home usage only. It cannot be occupied as a permanent residence.

Miscellaneous

The access road is privately owned, with rights for residents to use it. Park Farm Management Co. is formed from the six residents, who contribute approximately £500 per annum towards maintenance of the access lane.

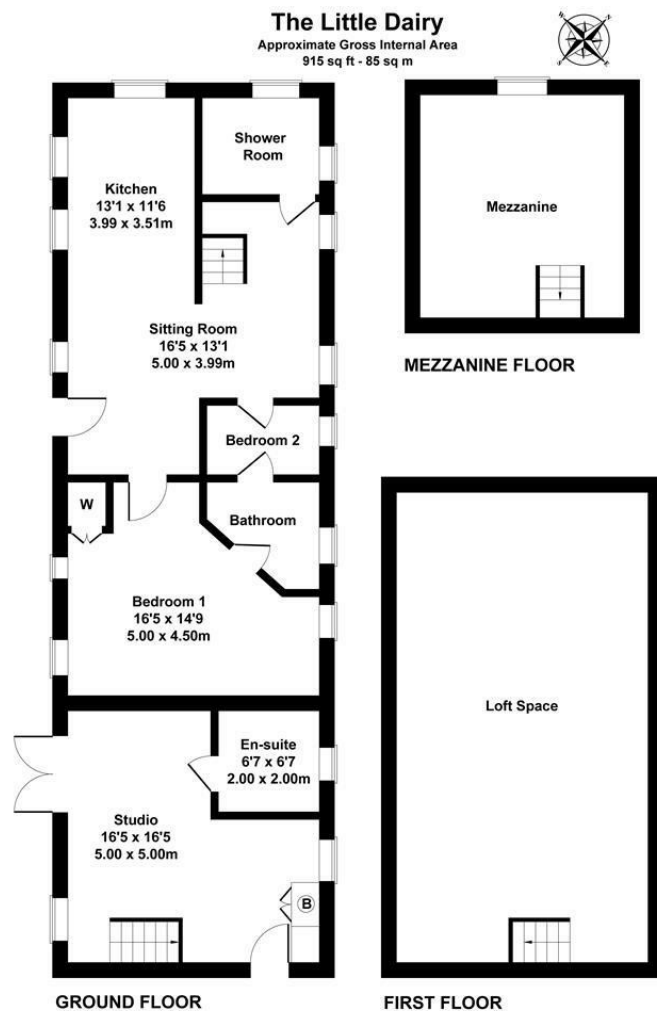
EPC: Rating B

Council Tax : TBC. The property can be rated for business if run as a holiday let.

Postcode: PO33 1QE

Viewings: Strictly by prior arrangement with the sole selling agents Spence Willard.





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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