



# TURNPIKE FARM

Elm Lane, Calbourne, Newport, Isle of Wight, PO30 4JY





SALES & LETTINGS | PLANNING & DEVELOPMENT | RURAL CONSULTANCY | ARCHITECTURE & DESIGN

# TURNPIKE FARM

Elm Lane, Calbourne, Newport, Isle of Wight, PO30 4JY

An attractive five bedroom house with a large garden, woodland, pond, separate paddock, set in a a stunning semi-rural position with spectacular views of the countryside, close to the popular town of Yarmouth with mainland ferry connections.

## Turnpike Farmhouse

### Ground Floor

Front Door | Porch | Hall | Kitchen/ Breakfast Room | Conservatory | Drawing Room | Family Room/Bedroom 5 | Sitting Room | Utility Room | Study | Conservatory | Cloakroom/ WC

### First Floor

Landing | Master Bedroom with En-suite Bath/Shower Room and Balcony | Three Double Bedrooms | Family Bathroom | Family Shower Room | Loft

**In all approx. 3027 sqft (281.2 sqm)**

## GARAGE/ HOLIDAY LET

One-bedroom partially developed detached Garage/Holiday Let with Kitchen/Diner/Living Room | Shower Room/ WC

**Approx. 462 sqft (42.9 sqm)**

## GARDENS AND GROUNDS

Gravelled Driveway/ Parking | Landscaped Garden | Pond | Separate Paddock

**Guide Price - £899,950**

## LOCATION

Turnpike Farm lies in a private and rural setting, on the west of the Isle of Wight, within easy access of Yarmouth and Newport (both 5 miles away). A five-bar wooden gate off Elm Lane opens onto a gravelled driveway with generous parking. The house is positioned in the middle of the countryside with far reaching views of Brighstone Down. Essential shopping, restaurants and pubs can be found in either Newport and Yarmouth. Nearby Shalfleet Quay and the Newtown Estuary, owned by the National Trust, are famous for their salt marshlands and are perfect for walking enthusiasts. The Calbourne to Yarmouth former railway, The Greenway, is soon to be opened for walkers/cyclists, adding an additional attraction to this area. Yarmouth and Cowes, popular for sailing, offer Wightlink/ Redfunnel car/pedestrian ferry services and mainline train connections.

## TURNPIKE FARM

Turnpike Farm is an attractive property comprising a detached house, a detached garage/ holiday let (partially converted), a large south facing garden and adjoining paddock. In all extending to just over 5 acres.

## GROUND FLOOR

### Porch

The original front door is situated at the back of the house opening out to the rear garden.

### Hall

A welcoming central area leading to the kitchen/breakfast room, sitting room, family room, study, utility room and cloakroom/wc. Laminate flooring. Carpeted staircase leading up to first floor.

### Kitchen Breakfast Room

Facing south and west with glazed door to the large conservatory with access to the front terrace. Wooden shaker kitchen. Electrolux appliances including double oven and gas hob. Double bowl sink. Sliding, glazed window adjoining conservatory. Laminate 'wood' flooring.

### Conservatory

A large conservatory at the front of the house. Mostly south facing with exceptional views of the garden and countryside beyond, all the way to the hills in the distance. This space could be used as a summer dining/ living room or large play room. Door to the terrace and internally to the kitchen/ breakfast room. Terracotta tiled flooring.

### Drawing Room

A large, triple aspect room containing a decorative fireplace with wrought iron doors as the focal point. Windows facing south, east and west providing stunning views. Double doors to the south-facing terrace outside.





### **Family Room/ Bedroom 5**

A multi-purpose room which can be used as a family/playroom, additional study or additional double bedroom (5). Door to outside and window overlooking rear garden.

### **Sitting Room**

A multi-purpose room which can be used as a family/playroom, additional study or additional double bedroom (5). Door to outside and window overlooking rear garden.

### **Utility Room**

With access to both the Hall and Family Room. Sink and cupboard storage beneath.

### **Study**

Accessed from the Hall and leading via double doors to the smaller conservatory.

### **Cloakroom/ WC**

Accessed off the hall. Under staircase room for coats and storage.

## **FIRST FLOOR**

### **Landing**

A carpeted staircase leads from the hall to a landing. Airing cupboard/ Storage.

### **Master Bedroom**

A large triple-aspect room with far reaching views across the countryside to the hilltops beyond. Sliding, glazed, floor-to-ceiling doors lead out onto the balcony where the views can be enjoyed morning to evening. Built-in cupboards.

### **Ensuite Bath/Shower Room**

With bath and separate shower. Built in wooden vanity unit with sink. WC

### **Bedroom 2**

Double bedroom with dual aspect and stunning countryside views. Built-in cupboards. Views to the south over the countryside.

### **Bedroom 3**

South facing window overlooking the garden. Built-in cupboards.

### **Bedroom 4**

Small double Room with rear garden facing window.

### **Family Bath/Shower Room**

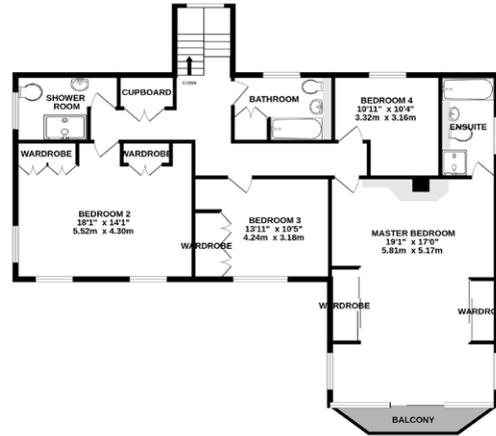
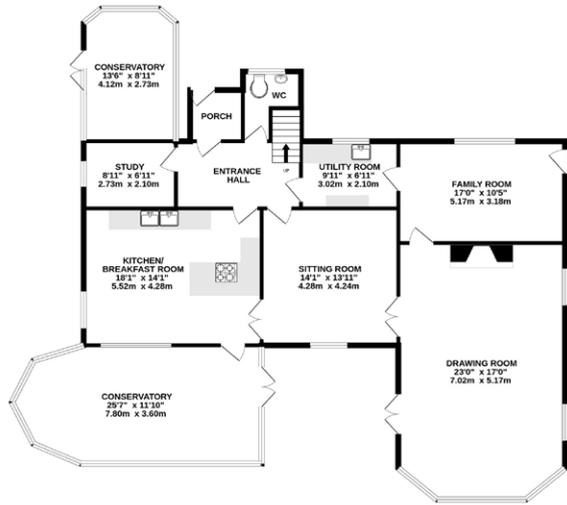
A bathroom with separate shower, sink and WC.

### **Loft**

Mostly boarded and with drop-down ladder.



## FARMHOUSE



TOTAL FLOOR AREA : 3027 sq.ft. (281.2 sq.m.) approx.

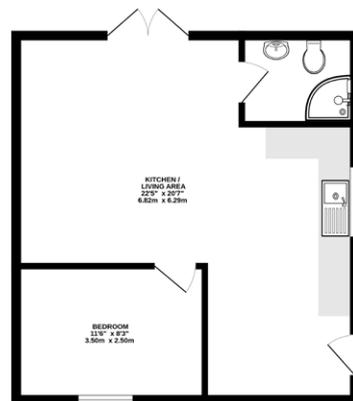
## GARAGE/ HOLIDAY LET

A detached, one-bedroom, partially developed, garage/holiday let comprising a kitchen/diner/living room and shower room with WC. Laminate and carpet flooring. Double glass doors leading out to garden.

## GARDENS AND GROUNDS

Gravelled entrance drive with ample parking and an attractive large fir tree. A generous garden with apple and pear trees on one side sloping gently down towards a pond. A beach hedge divides the garden from the paddock. The paddock is 3.92 acres of pastureland. A terraced area lies along the front of the house with flower borders and raised stone planters, a perfect place for al fresco dining. Grassland wraps around the sides of the property with trees and shrubs offering a sheltered and private aspect.

## GARAGE/HOLIDAY UNIT



## GENERAL REMARKS

### Method of Sale

Turnpike Farm is for sale by private treaty

### Tenure

Freehold with vacant possession on completion

### Wayleaves, Easements and Rights of way

There are no public or private rights of way over the property

### Access

The access to the property is directly from the public highway, Elm Lane

### Services

House - Mains gas, electricity and water. Newly installed private drainage system. Mains gas fired central heating with panel radiators in most rooms

Garage/ Holiday Let - Mains electricity and water. Private drainage system, though currently disconnected.

### Council Tax

B

### EPC

D

### Broadband

Standard 22Mbps

### Mobile Coverage

4G

### IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
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- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.

### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCMWH and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof

### Local Authority

Isle of Wight Council

### Postcode

PO30 4JY

### what3words

///banks.expert.punctual

### Viewings

Viewings strictly by appointment with BCM Wilson Hill.

There is additional land (9 acres) available by separate negotiation

### Selling Agent

BCM Wilson Hill, Isle of Wight

Red Barn, Cheeks Farm, Merstone Lane, Isle of Wight, PO30 3DE

[iow@bcmwilsonhill.co.uk](mailto:iow@bcmwilsonhill.co.uk)

Tel: 01983 828805



**Isle of Wight**

01983 828 800

[iow@bcmwilsonhill.co.uk](mailto:iow@bcmwilsonhill.co.uk)

**Further offices at:** Winchester | Petersfield | Oxford

[bcmwilsonhill.co.uk](http://bcmwilsonhill.co.uk)

