



Price

£950,000
Freehold

Ford Farm Lane, Whitwell, Isle of Wight,
PO38

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11 miles from Fishbourne to Portsmouth Ferry
12.1 miles from East Cowes to Southampton Ferry
15.6 miles from Yarmouth to Lymington Ferry



A superb opportunity comprising a characterful Grade II listed barn conversion with a self contained holiday let (Lot 1), plus an additional xxx acres with a substantial agricultural barn (Lot 2).



Lot 1 barn conversion —Grade II listed, approx. 4,450 sq ft with five en suite bedrooms

Holiday let —self contained two bedroom unit with private garden and parking

Extensive grounds —lawned gardens, terraces, car port and workshop

Lot 2 land and barn —xxx acres with large agricultural building

Rural setting —close to beaches, walking routes and village amenities





Set within an Area of Outstanding Natural Beauty, this exceptional rural offering is divided into two appealing lots, each providing its own unique opportunities. Lot 1 comprises a striking Grade II listed barn conversion together with a self-contained holiday let, creating a versatile country home with excellent lifestyle and income potential. Converted from historic stone barns, the main residence extends to around 4,450 square feet and showcases a wealth of original character, including exposed beams, vaulted ceilings and beautifully preserved stonework. The impressive entrance hall sets the tone for the generous accommodation, which includes multiple reception rooms, a spacious kitchen/breakfast room, a study and five double bedrooms, each with its own en suite. Many rooms open directly to the gardens, enhancing the sense of space and connection to the surrounding landscape. Outside, the property enjoys a gated gravel driveway, extensive parking, a large car port and a separate double garage/workshop. Lawned gardens wrap

around the property, enclosed by stone walling and complemented by terraces that capture far-reaching downland views. A stone outbuilding houses a plant room with a newly installed boiler and rainwater harvesting system. The adjoining holiday let forms part of Lot 1 and offers two bedrooms, a vaulted kitchen/living room and its own enclosed garden and parking, making it ideal for guests or rental income. Lot 2 is available by separate negotiation, and provides an exciting additional opportunity, comprising approximately xxx acres of land together with a substantial agricultural barn featuring power, lighting, roller shutter doors and a concrete floor. The surrounding meadow, young woodland and small orchard of pear and apple trees create a peaceful natural setting with open views and abundant wildlife. Just a few miles from the Island's southern coastline, both lots enjoy easy access to village amenities, scenic beaches, coastal paths and a wealth of outdoor pursuits, making this a rare and desirable countryside offering.

What the owner says...

"Whitwell is one of the Isle of Wight's most charming rural villages—a place where countryside tranquility meets a warm, close-knit community. Surrounded by rolling fields, wooded footpaths, and sweeping downland, it offers a peaceful setting that feels wonderfully tucked away while still being within easy reach of the island's southern coastline.

At its heart sits the historic Whitwell High Street, lined with characterful stone cottages and home to the island's oldest pub, the White Horse Inn, giving the village an unmistakable sense of heritage and continuity.

Just a short drive from Ventnor's beaches and the dramatic scenery of the Undercliff, Whitwell is perfectly positioned for those who want rural calm without sacrificing convenience. Residents enjoy access to scenic walking and cycling routes, including the popular paths leading toward Niton and St Catherine's Down.

With its blend of natural beauty, traditional architecture, and a relaxed pace of life, Whitwell is an appealing choice for anyone seeking a home in one of the Isle of Wight's most picturesque and welcoming locations."

Split Level Ground Floor
Approx. 155.2 sq. metres (1673.8 sq. feet)

Split Level First Floor
Approx. 94.8 sq. metres (1020.1 sq. feet)
including 70% DDA



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

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