

FORD FARM HOUSE

Ford Farm Lane • Whitwell • Isle of Wight • PO38 2NZ

BCM Wilson Hill



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

FORD FARM HOUSE

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An attractive farmhouse set in a beautiful countryside location with pretty gardens, a self-contained one-bedroom annexe, several outbuildings, in all extending to approximately 1 acre.

Ground Floor

Front Porch | Entrance Hall | Kitchen/ Breakfast Room | Dining Room | Living Room | Conservatory | Secondary Hall | Study | Rear Porch | Shower Room/ WC | Utility Room

First Floor

Landing | Master Bedroom Suite | En suite Shower Room with Shower | Four Double Bedrooms | Family bathroom with bath and shower | Secondary landing | WC

In all about 3005 sq ft (279.2 sq m)

Annexe

Double Bedroom with en-suite Shower Room | Kitchen/Dining/Living Room

In all about 370 sq ft (34.4 sq m)

Gardens, Grounds and Buildings

Terrace overlooking landscaped garden | Workshop/ Potting Shed | Garden Chalet | Open Bay Store

In all 1.02 acres (0.41 ha)

LOCATION

Ford Farm House is set within a beautiful rural landscape of lush green hills and wooded valleys. It is located set back from a country lane, only a short drive from Niton where local amenities and a school can be found. The bustling, eclectic, coastal town of Ventnor, less than five miles away, offers beach walks, restaurants, schools and shops as well as a popular pub by the sea. There is a wealth of cultural activities on offer in Ventnor throughout the year and the town prides itself on having one of the Island's most beautiful cricket grounds and a vibrant tennis club.

THE PROPERTY

The original period farm house was built in the late 1800's and has been sympathetically extended to create a spacious family home with flexible living space. Outside, the gardens have been thoughtfully landscaped with raised beds, a pergola, stone walling and herbaceous borders defining the lawned spaces. The house sits centrally within its grounds with a driveway leading from the lane at the front to parking space at the rear where the one-bedroom annexe can be found within its own private enclave. The interiors of both the house and the annexe are welcoming and homely and offer the new owner a chance to add their own style. Ford Farm House offers ample space for the needs of a growing family with the additional accommodation lending itself to being used as a holiday let, as it is currently, or as a detached guest suite. The workshop and part-glazed potting shed is separate from the house and provides a useful space for hobbies or gardening projects.

GROUND FLOOR

Front Porch

An outdoor front porch with flagstone paving and shelter provided by an overhang roof. Handsome wooden part-glazed front door.

Entrance Hall

A large central hall with access to all reception rooms; the perfect area to welcome guests to the house. Wood staircase to first floor. Useful understairs coat cupboard and storage. Decorative ornamental alcove in wall.













Kitchen/ Breakfast Room

Attractive sage shaker top and bottom units with Formica worktops and tile splashbacks. Double oven with induction hob, double enamel sink and drain board. Adjacent to the kitchen is a breakfast room with large farmhouse table for dining. Vaillant boiler. Access to the rear porch and the outside parking area, laundry room and garden.

Dining Room

South facing looking out onto the pretty front garden and countryside views beyond. Access to secondary hall in the old part of the house.

Living Room

A triple-aspect room with two seating areas, one arranged around a fireplace with electric wood burner. Access into the conservatory.

Conservatory

A large conservatory with enough room for sitting and dining, facing the rear gardens. Double doors opening outwards onto the exterior terrace.

Secondary Hall

With original staircase to first floor and access to study and kitchen/ breakfast room.

Study

Currently used for storage, this would lend itself to being a light-filled study, overlooking the front garden.

Rear Porch

Entrance to the house from the rear parking area. Part-glazed back door. Inner door into kitchen.

Shower Room/ WC

Off the hall, with a corner shower, sink and WC. Heated towel rail. Privacy window.

Utility Room

Single-storey and accessed via an external door at the rear of the property. Vaulted ceiling ideal for drying clothes above head-height. Room for washing machine and dryer and additional white goods. Worktops, a sink and built-in cupboards.

FIRST FLOOR

Main Landing

A galleried landing with window overlooking the rear gardens and countryside beyond. Built-in airing cupboard.

Master Bedroom Suite

Dual aspect double bedroom facing south and west, with en suite shower room. Stunning views of the hills and Whitwell Church spire in the distance.

En suite Bathroom

Large shower, sink and WC. Full height and floor tiling.

Bedroom 2

South facing double bedroom with built-in wardrobes. Interconnecting door to secondary landing (closed).

Bedroom 3

South facing double bedroom currently used as a home office.

Bedroom 4

North facing double bedroom. Overlooks the roof of the workshop and hedges.

Bedroom 5

Dual aspect double bedroom with views over rear garden and the countryside to the west.

Family Bathroom

Avocado bathroom suite with built-in cupboards housing the hot water tank. Ornate part-glazed door.

Secondary Landing

Narrow corridor with access to Bedrooms 3 and 4, WC and family bathroom. Loft

WC

Rear facing with sink.

ONE-BEDROOM ANNEXE

Double Bedroom En Suite

Double bedroom with en suite shower room. Windows look out onto the rear gardens and adjoining land.

En Suite Shower Room

With shower, sink and WC.

Kitchen/Dining/ Living Room

An open-plan living space with access door to the en suite bedroom and WC.

GARDENS, GROUNDS AND BUILDINGS

Gardens

Ford Farm House enjoys beautifully maintained gardens to both the front and rear of the property, with delightful countryside views surrounding the house. Thoughtfully landscaped and carefully planned, the gardens provide a variety of attractive spaces for outdoor dining, entertaining and relaxation. Mature trees, well-stocked flower beds and established shrubs create colour and interest throughout the seasons, while areas of lawn and seating enjoy a peaceful and private setting.

Workshop / Potting Shed

A useful detached outbuilding divided into two sections, comprising a timber workshop with windows and a part-glazed potting shed, ideal for gardening enthusiasts, storage or hobby use.

Garden Chalet

An attractive timber garden chalet positioned within the grounds, offering a versatile space suitable for relaxation, entertaining, a home office or occasional overflow accommodation, subject to any necessary consents.

Open Bay Store

A practical open bay store providing useful covered storage for garden machinery, outdoor furniture and tools.







GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

None across the property.

Adjacent Land

In addition to the formal gardens, there is further adjoining land available by separate negotiation. Accessed via a gate, off Ford Farm Lane, adjacent to the driveway to the house, the land offers potential for a variety of uses, subject to any necessary consents. The boundaries are clearly defined by mature hedgerows, trees and fencing. Further details available from the sole selling agents.

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

Ford Farm House – mains water, electric and drainage. Heating is via LPG gas.

One-Bedroom Annexe – mains water, electric and drainage. Heating is via LPG gas.

Garden and outbuildings – The workshop has electric.

Broadband availability

BT broadband Standard 10 Mbps

Mobile /Internet Coverage

4G. Some 5G availability.

Tenure

Freehold with vacant possession.

Access

The property is accessed off Ford Farm Lane which is adopted by the local Authority. The house is approached via a long private driveway and there is parking available at the rear of the house for several cars.

Planning

The property is not listed and does not lie within the Isle of Wight National Landscape (formerly AONB)

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. Original house built in late 1800's. Extended more recently.

Local Authority

Isle of Wight Council

Council Tax Band

G

Postcode

PO38 2NZ

EPC

Farmhouse - E

Annexe - TBC

Fixtures and Fittings

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

What3Words

///older.ooze.notes

Viewings

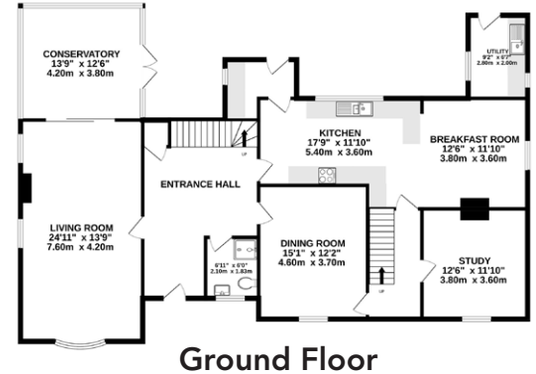
By appointment with BCM WILSON HILL only

Selling Agent

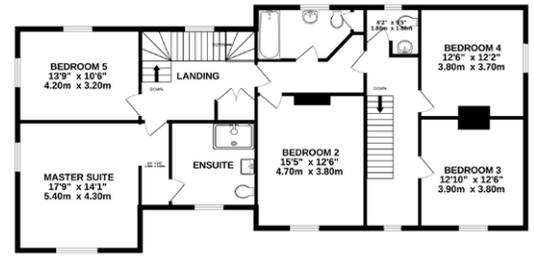
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NB These particulars are as at May 2026 Photos April 2026

NOT TO SCALE



Ground Floor



First Floor



Annexe

IMPORTANT NOTICE

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