

SPENCE WILLARD



Highwood Barn, Bunkers Lane, Rookley, Isle of Wight

*A distinctive 18th-century barn conversion offering five bedrooms, four bathrooms, three reception rooms, a delightful south and west facing garden and ample parking*

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



Dating from circa 1780, Highwood Barn provides characterful and flexible accommodation, retaining a wealth of period features throughout. Highwood Barn presents a rare opportunity to acquire a characterful and adaptable home within a village setting surrounded by picturesque countryside with scope for further enhancement.

**ACCOMODATION**

**ENTRANCE HALL** A central space providing access to much of the ground floor, with neutral décor, and traditional ledge and brace doors. Stairs rise to the first floor.

**SITTING ROOM** A nicely proportioned reception room overlooking the garden. Features include a living flame cast iron fireplace with tiled inserts and exposed ceiling beam.

**STUDY** A versatile ground floor room with a rear aspect and useful understairs storage, suitable for home working or alternative uses.



**PLAYROOM / BEDROOM** A flexible space with a rear aspect, currently used as a games room, but equally suited as a snug or additional bedroom.

**BEDROOM 4** A ground floor double bedroom with a front aspect, ideal for guests or multigenerational living.

**GROUND FLOOR BATHROOM** Fitted with a bath, WC and pedestal basin, with part-tiled walls and a front aspect window.

**KITCHEN** Fitted with a range of solid wood base and wall units, with integrated double oven, electric hob, sink and space for appliances. Includes a pantry and views over the front garden. Tiled floor.

**DINING ROOM** A spacious bright room with wooden flooring, ample space for dining, and access to the conservatory, utility room and secondary staircase to principal bedroom suite.



**CONSERVATORY** Positioned on the southern side of the property enjoying views over the garden and direct access outside and the front driveway.

**UTILITY / SHOWER ROOM** Practical space with storage for outdoor wear, plumbing for appliances, WC and shower.

**CLOAKROOM** WC.

#### FIRST FLOOR

#### SECONDARY STAIRCASE FROM DINING ROOM

**LANDING** Leads to the principal suite, with additional space suitable for dressing or study use, plus eaves storage and countryside views.

**PRINCIPAL BEDROOM 1** A generous double bedroom with exposed beams, two velux windows, en-suite bathroom and walk-in wardrobe.

**EN-SUITE BATHROOM** Fitted with a bath, WC and basin, with countryside views and character features.

**WALK-IN WARDROBE** With lighting, also providing hanging space and storage.

**MAIN FIRST FLOOR LANDING** A light-filled space with storage, leading to further bedrooms and the family bathroom.

**BEDROOM 2** A double bedroom with a dormer window to the front and exposed beams.

Up and over stepped access to:

**BEDROOM 3** A double bedroom with roof windows to the rear, wooden flooring and beams.



**BEDROOM 5/ DRESSING ROOM** A single bedroom with a front aspect roof window.

**BATHROOM** Fitted with a bath, WC and basin, with countryside views.

#### GARDEN

A large driveway provides parking for multiple vehicles, with the option to enclose for added privacy.

Established and private gardens wrap around the property, enjoying a sunny southerly aspect. Mainly laid to lawn with mature planting, a central flower bed, pathways and a garden store.

**TENURE** Freehold

**EPC** Rating E

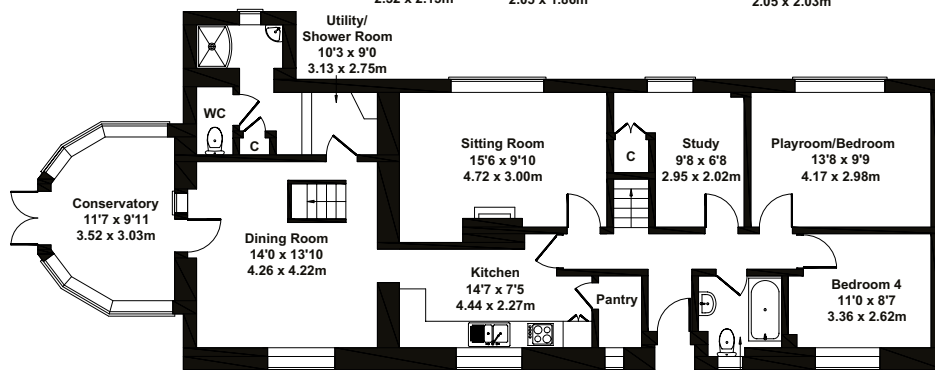
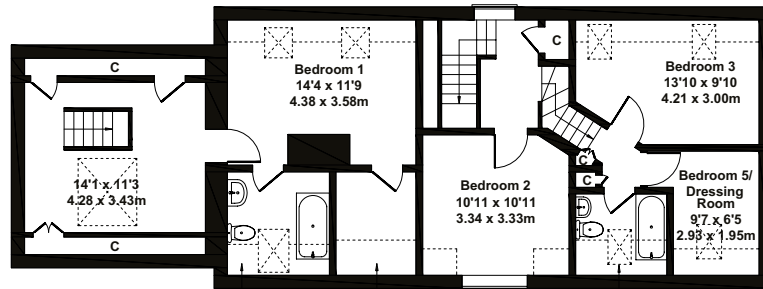
**COUNCIL TAX** Band F

**SERVICES** Mains water, electricity and drainage; oil-fired central heating

**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.

## Highwood Barn

Approximate Gross Internal Area  
2174 sq ft - 202 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.

Produced by Potterplans Ltd. 2026



SPENCEWILLARD.CO.UK

**IMPORTANT NOTICE:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.