



Old Bank End Farm

ST LAWRENCE, ISLE OF WIGHT

SPENCE WILLARD



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A rare opportunity to acquire a complex comprising three holiday let cottages along with associated barns, yurts and paddocks in a spectacular south facing setting a short walk from Orchard Bay



This attractive range of period stone barns, converted approximately 20 years ago, provides three good quality holiday let cottages each with outside terraces. Adjacent buildings provide indoor play areas, entertaining spaces and storage and have further potential. In all, the property extends to approximately 2.7 acres and comprises a small paddock to the west where two yurts are situated along with a lower field including a mini golf course. The barns are subject to a holiday let planning restriction.

The property is situated in a fantastic coastal position with southerly views over the English Channel. A footpath runs along the western boundary of the property leading directly to nearby Orchard Bay, just a couple of minutes' walk away, from where there is direct access to the coastal path which provides access to wonderful walks along the island's southern coastline accessing various bays and coves. It is proposed that the separate private path which currently passes over land being retained by the vendors will cease to exist following the sale.

VIEWING:

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Holiday Let Cottages

BEACHCOMBERS

A four-bedroom cottage with impressive **DINING HALL** with access to an adjacent **TERRACE**, ideal for alfresco dining. The first-floor vaulted **LIVING ROOM** with distant southerly sea views features exposed timbers while **FOUR BEDROOMS, TWO BATHROOMS, CLOAKROOM** and **KITCHEN** complete the property.

LOBSTER POT

Adjoining Beachcombers and approached via a paved terrace that provides an outdoor seating area, accommodation includes a triple aspect **LIVING ROOM** with French doors opening to the **TERRACE**, a well-equipped **KITCHEN** and **TWO BEDROOMS, BATHROOM**, separate **SHOWER** and spacious **LANDING**.

FISHERMAN'S COTTAGE

A charming two storey cottage with **KITCHEN** opening to a large, glazed **LIVING ROOM** from which the views can be enjoyed. **SHOWER ROOM** and double **BEDROOM**.

YURTS

To the west of the barns are two yurts providing seasonal accommodation in an attractive setting surrounded by mature trees adjoining a paddock, from where sea views can be enjoyed. There is ample space for outdoor games together with a covered seating area. Each yurt benefits from its own shower room and kitchen facilities nearby. Canvas coverings on the yurts, which have successfully operated for around ten years, were replaced approximately 6 years ago.



Outbuildings

STONE BARN

Running along the northern side of the perimeter is a further attractive stone barn, comprising former calf pens. Whilst the roof is partially dilapidated, the building previously benefited from planning consent for conversion to an additional holiday accommodation unit. This provides further development potential subject to the necessary consents being renewed.

GAMES ROOM

A substantial games room measuring approximately 6.55m x 7m, incorporating attractive original stone walls and providing an excellent indoor recreational space, ideal for table tennis or similar leisure activity.

AGRICULTURAL BARN

To the west of the holiday let cottages is a substantial agricultural barn with a concrete portal frame 12.3m x 17.8m adjacent to which is a lean-to **STORE** 14m x 5.6m beyond which is a further adjoining **BARN** 5.8m x 6m currently used as a further indoor play area.

THE LOOKOUT & INNER COURTYARD

Positioned at the southern end of the complex is **THE LOOKOUT**, a former stone barn now arranged as an open-air courtyard. With its southerly aspect, it provides a wonderful space for outdoor seating, dining and entertaining. At the heart of the buildings is a former farmyard now forming a courtyard, providing a haven for a variety of wildlife and offering further potential.

General Information

SERVICES Mains water, electricity and gas. Private drainage via a treatment plant.

TENURE Freehold. A right of access will be retained by the vendors along the lane to access their retained farmland as well as other existing users to access neighbouring properties.

PLANNING Beachcombers, Lobster Pot and Fisherman's Cottage are subject to holiday let restrictions and cannot be lived in as a main residence.

EPC Rating C

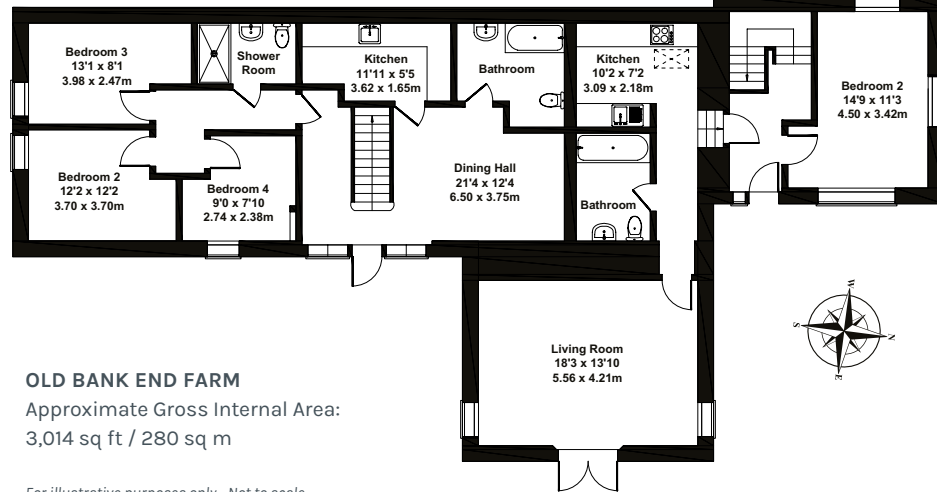
BUSINESS RATES 2026-2027 £2861.60

POSTCODE PO38 1UW

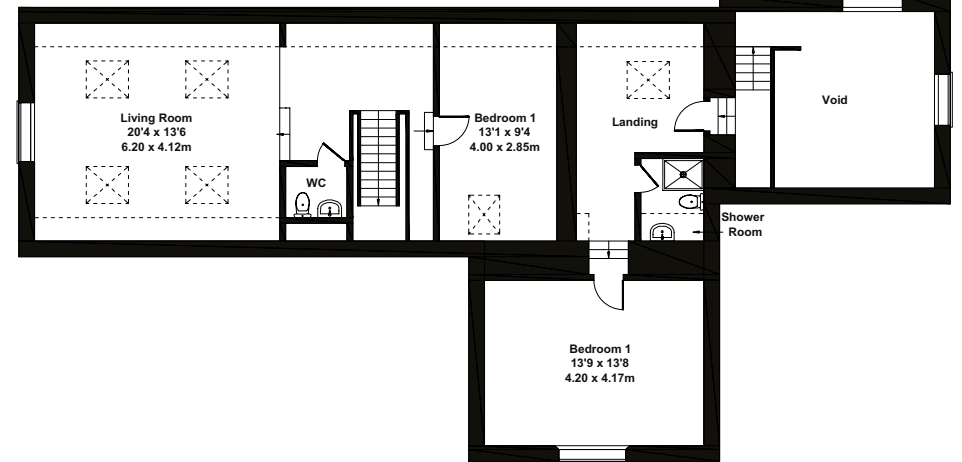
VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



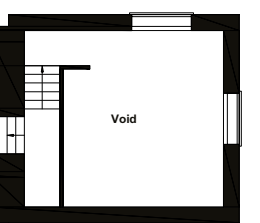
BEACHCOMBERS GROUND FLOOR



BEACHCOMBERS FIRST FLOOR



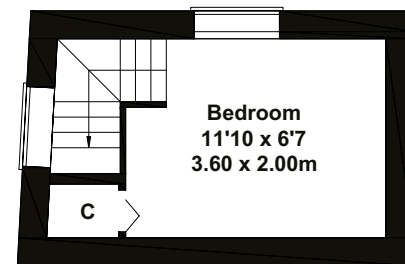
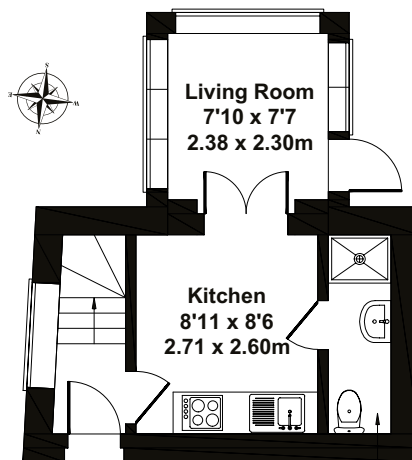
LOBSTER POT FIRST FLOOR



FISHERMAN'S COTTAGE

Approximate Gross Internal Area:
366 sq ft / 34 sq m

For illustrative purposes only - Not to scale



GROUND FLOOR

Shower Room

FIRST FLOOR





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