



MERSTONE CROSS FARMHOUSE

Merstone Lane, Merstone, Newport, Isle of Wight, PO30 3DF





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A wonderful four-bedroom farmhouse, complemented by a range of attractive buildings with separate paddock situated in a semi-rural village edge location, in total extending to 1.7 acres.

Guide Price: £715,000

MERSTONE CROSS FARMHOUSE

Dining Room | Kitchen | Lounge | Study/Office | Conservatory | Utility
Master bedroom | Three Further Double Bedrooms | Family Bathroom

Farmhouse approximately 2378 ft² (221m²)

BUILDINGS

Stables with adjoining wood store | Stone Barn | Summerhouse | Greenhouse

GARDENS & GROUNDS

Gardens and Grounds | Pond | Orchard

PADDOCK

Paddock extending to 1.28 acres | With separate, non-vehicular access from Chapel Lane

In all approx. 1.70 acres (0.68 ha)

For sale by private treaty
Available as a whole



MERSTONE CROSS FARMHOUSE

Merstone Cross Farmhouse is situated in an accessible yet, semi-rural location with wonderful country or garden views from most rooms. The property, in part, dates back to 1719. The farmhouse provides versatile accommodation that has been well-maintained. Merstone Cross Farmhouse is complemented by a range of well-appointed buildings, which, could have the potential for alternative uses, subject to permitted development or a full planning application.

SITUATION

The property is situated in Merstone, located on the junction of Merstone Lane and Chapel Lane. The property is within easy reach of mainland ferry connections. The county town of Newport is 5 miles (10 minutes away).

FARM HOUSE

Merstone Cross Farmhouse is entered via the study from the front garden. The study could also be used as an additional bedroom if required. Leading from this room is an impressive dining room which is dual aspect and features a wood burner.

On the other side of the study is the triple aspect living room, with a wood burner and is partially vaulted. The kitchen is a good sized room with Solid Fuel AGA and electric hob/double electric oven. From the kitchen there is a spacious utility with plumbing for a washing machine, shaker style kitchen units, w/c and door to the terrace and gardens. The utility enjoys original flagstone floors. Merstone Cross Farmhouse features a well built, large conservatory which enjoys the sun most of the day. There are two doors from the conservatory that lead out to the gardens.

On the first floor there are four-double bedrooms. The master bedroom, is dual aspect with garden views and storage space over the eaves. There are three further double bedrooms which all, bar the fourth bedroom, overlook the main house gardens. The first floor also features a large family bathroom with bath, separate shower, wash basin and bidet.



GARDENS AND GROUNDS

Merstone Cross Farmhouse is set in well-established gardens and grounds. The gardens embrace the front, rear and western side of the house. There are extensive lawns with mature trees and shrubs. The grounds and gardens are split into two formal sections featuring a pond, orchard, summerhouse with electric and greenhouse.

BARN AND BUILDINGS

Merstone Cross Farmhouse is complemented by a range of domestic and equestrian buildings set within the curtilage of the main house. The largest of the buildings is the historic stone barn, previously the old cow shed which benefits from electric doors, electric mains and could have potential for alternative uses, subject to the relevant consents. The property also includes a substantial stable block comprising three loose boxes, adjoining woodstore and tack room.

PADDOCK

To the south-west of the farmhouse is a separate paddock extending to 1.28 acres which can be accessed either via the main house gardens or from Chapel Lane.



GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale by private treaty.

RIGHTS OF WAY

On the land on the western side of the property there is a public right of way footpath (which runs to Chapel Lane).

ACCESS

Merstone Cross Farmhouse has a vehicular access from Merstone Lane. There is also non-vehicular access from Chapel Lane to the paddock.

SERVICES

The property benefits from mains water and electric. The property is served by Electric Heating, Solid Fuel AGA and private drainage (septic tank).

TENURE AND POSSESSION

Vacant possession will be given of the whole upon completion of the sale.

PLANNING

The property is outside of the Isle of Wight Area of Outstanding Natural Beauty and the property is not listed. The buildings benefit from historical agricultural and equestrian uses. The buildings could have the potential for alternative uses, STPP.

LOCAL AUTHORITY

Isle of Wight Council

POSTCODE

PO30 3DF

PLANS, AREAS AND SCHEDULES

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

FIXTURES AND FITTINGS

BCM will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

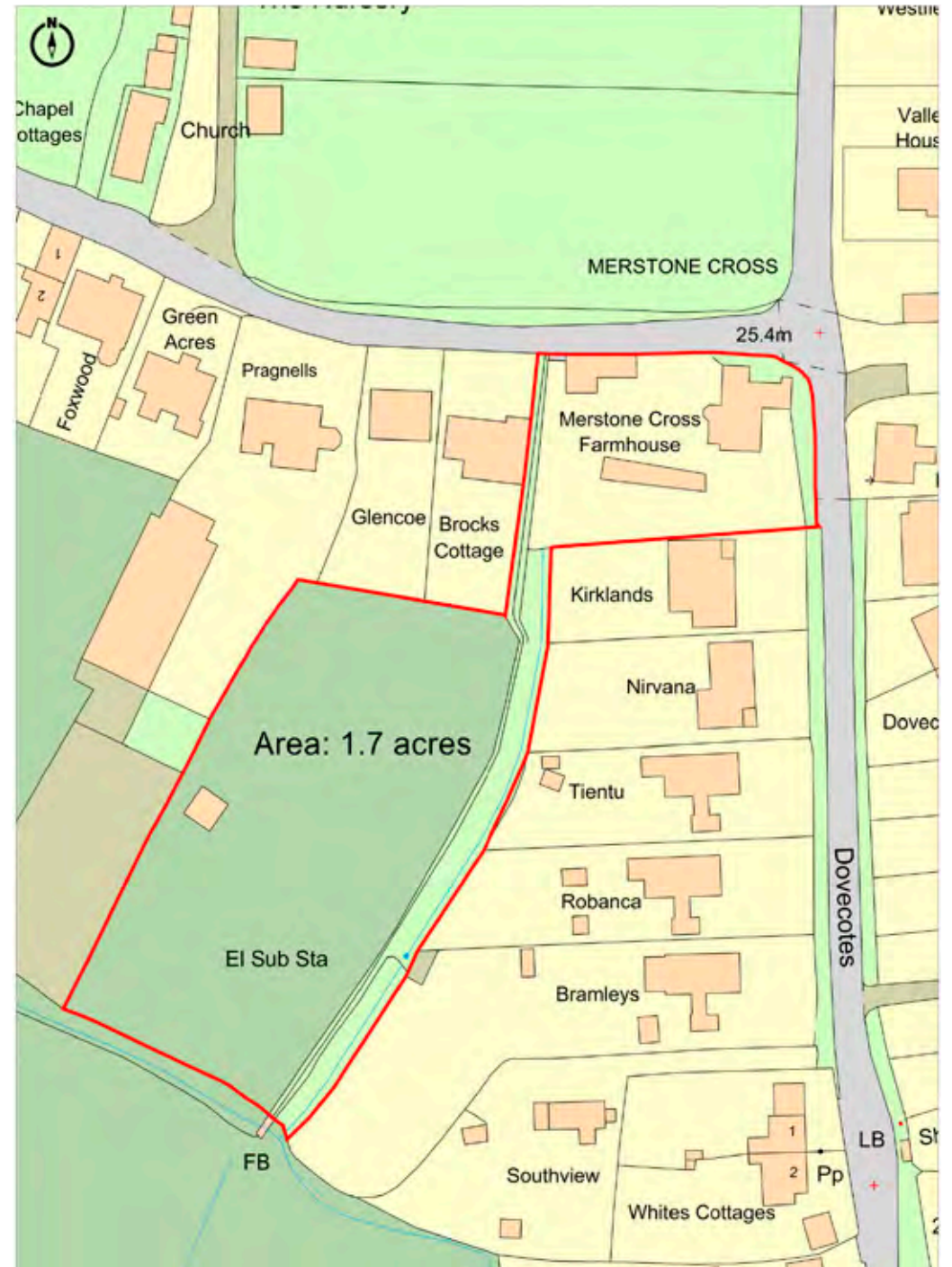
VIEWINGS

Viewings strictly by appointment with BCM.

SELLING AGENT

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

NB. These particulars and photos are as at June 2021.



GROUND FLOOR
1410 sq.ft. (131.0 sq.m.) approx.

TOTAL FLOOR AREA : 2465 sq.ft. (229.0 sq.m.) approx.



GROUND FLOOR
2925 sq.ft. (271.8 sq.m.) approx.



TOTAL FLOOR AREA : 2925 sq.ft. (271.8 sq.m.) approx.

1ST FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



PURSTONE CROSS FARMHOUSE, MERSTONE LANE, MERSTONE, NEWPORT, POSS 30F		Energy rating E
Valid until 2 June 2031	Certificate number 0300-3033-9560-2809-2625	
Property type Detached house		
Total floor area 221 square metres		

IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, 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.
- iii) The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- 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 tested them.



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