



LOWER KNIGHTON FARM
LOWER KNIGHTON LANE, NEWCHURCH, ISLE OF WIGHT





Reception Hall



Study



Drawing Room



Bedroom 1

**A DELIGHTFUL PERIOD FARMHOUSE WITH AN EXCELLENT RANGE OF BARN
AND OUTBUILDINGS INCLUDING ANCILLARY ACCOMMODATION SET IN 6.5 ACRES IN AN
ATTRACTIVE RURAL LOCATION.**



Located within an Area of Outstanding Natural Beauty and situated at the end of the lane adjacent to the Newchurch Moors Nature Reserve, the property occupies an attractive rural location, yet retains easy access to Ryde, Newport and mainland ferry links. The period farmhouse has a date stone of 1742 (with possibly earlier origins), has a wide array of period features and is Listed Grade II has been sympathetically modernised over the years. There is an indoor swimming pool adjacent to the house as well as an annex, converted from the granary in the 1980's and providing characterful ancillary accommodation. A particularly impressive substantial stone barn, with a date stone of 1693 and partially converted comprises workshops, stores and a hobbies room on the first floor.

There are further stores and outbuildings.

The property extends to approximately 6.5 acres and has both walled gardens around the farmhouse, including a mature orchard, and a further walled vegetable garden. To the south there is a mixture of open grassland and woodland planted with a wide variety of indigenous trees with a focus on berries, fruits and nuts along with Sequoia, Californian Redwood and Cork Oaks.



ACCOMMODATION GROUND FLOOR

RECEPTION HALL A spacious entrance to the house with flagstone flooring, a stone fireplace housing a wood burning stove and staircase to first floor with coats cupboard beneath.

DRAWING ROOM A nicely proportioned room with views over the front garden, Oak flooring and a fine stone fireplace with woodburning stove.

DINING ROOM Oak flooring and fireplace housing wood burning stove with built-in shelved cupboards to either side.

STUDY A beautifully Oak panelled room with an extensive range of built-in cupboards and Limestone flooring. Fireplace housing wood burning stove.

KITCHEN/BREAKFAST ROOM A light, dual aspect room with an outlook over the courtyard and access to the indoor pool area. Fitted with a good range of bespoke solid timber shaker style units with Granite worksurfaces and twin bowl ceramic sink. Integral Bosch dishwasher, electric four-oven Aga with a six-ring gas hob and extractor above. Space for American style fridge freezer. Tiled flooring and wall mounted television point.



PANTRY Space for additional freezer/fridges with a larder cupboard and built-in store cupboard.

UTILITY ROOM With door to outside, built-in cupboards, twin sink unit, space and plumbing for washing machine and dryer. Oil fired Grant boiler with cupboard housing a direct hot water cylinder. Heated towel rail, coat hooks and shoe racks.





Granary Annex



Hobbies Room

INDOOR POOL A 10m indoor pool housed within an impressive pool house, with exposed stone walls and a pitched timber framed roof, and an extensive Limestone surround incorporating a large seating area with bi-fold doors across the southern elevation opening to a courtyard garden. The pool house has a Grant oil fired boiler, filter and Heatstar dehumidifying/heat exchanger. There is currently a plastic roof with automatic closing vents, with planning permission to replace this with a living roof and a series of glass roof lights.

FIRST FLOOR

PARTIALLY GALLERIED LANDING

THREE BEDROOM SUITES There are three principal bedrooms, all of a good size with views over the gardens and with their own en-suite bath/shower rooms along with a good range of built-in cupboards.

CRAFT ROOM

FAMILY BATHROOM Bath, shower, WC and heated towel rail.

SECOND FLOOR

BEDROOMS 4 & 5 With characterful sloping ceilings and exposed beams.

BATHROOM

Approached by a separate staircase is a **STORE ROOM**.

OUTBUILDINGS

GRANARY ANNEX Situated across the drive and partly converted from a granary, the annex incorporates a spacious living room with a wood burning stove and garden views, a kitchen with a range of units and conservatory overlooking the gardens. There is a ground floor bedroom/office with a mezzanine above and a Bathroom.

The first floor provides a bedroom and a sitting room with exposed beams and a large window overlooking the gardens.

STONE BARN A wonderful and substantial period barn providing extensive workshop, storage and a hobbies room all with further potential for conversion to residential use subject to the necessary consents. The ground floor comprises a well-appointed workshop area with work bench and a pedestrian door as well as double door adequate for vehicular access. The central part of the barn has a roller shutter door to the courtyard and is open to the original vaulted roof timbers, whilst to the western end of the barn is a further store area with steps leading to a first floor store area.

The eastern end of the first floor comprises a hobbies room with a spacious open-plan layout and vaulted ceiling with exposed roof timbers. French doors open to an external staircase and provide southerly views whilst there is also



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Granary Annex

Approximate Gross Internal Area
1539 sq ft - 143 sq m

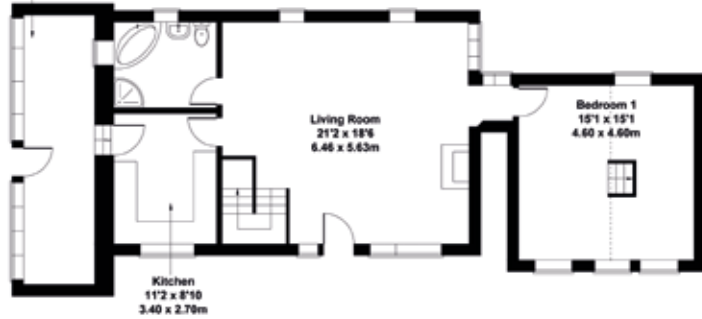


FIRST FLOOR(GRANARY ANNEXE)



Mezzanine

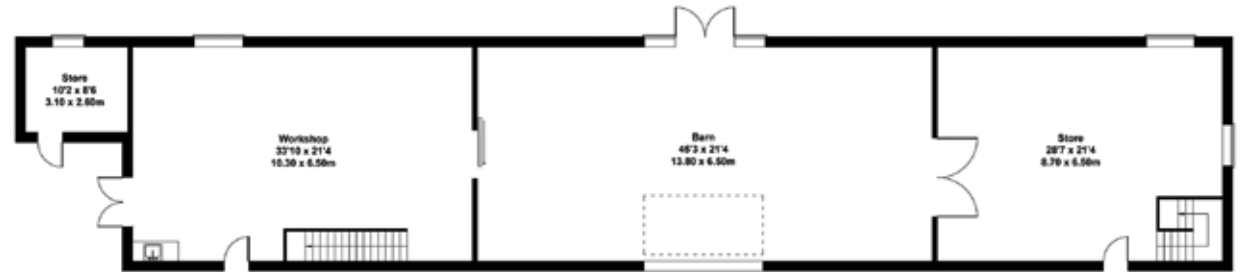
Conservatory
23'3" x 6'2"
7.08 x 1.87m



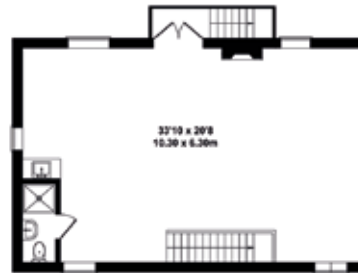
GROUND FLOOR(GRANARY ANNEXE)

The Barn

Approximate Gross Internal Area
3724 sq ft - 346 sq m



BARN GROUND FLOOR



BARN FIRST FLOOR



BARN FIRST FLOOR

a wood burning stove, sink and a small shower room with shower, wash basin, WC and heated towel rail.

There are a further range of outbuildings adjacent to the walled garden, including a **MACHINERY STORE** (4.8m x 3.5m) with loft area. A further **VERSATILE STORE** (4m x 10m).

GARDENS AND GROUNDS

The driveway is flanked by lawns with ponds on each side and leads to a courtyard between the house and barns.

There is an attractive walled garden to the front of the house with brick paved paths and well-stocked borders, whilst to

the east of the house, a larger walled garden incorporating a mature orchard with a variety of fruit trees including apple, greengage, pears and plum.

To the south of the buildings is an impressive walled garden with block paved paths incorporating asparagus beds, vegetable garden and fruit cages with a range of fruits such as peaches, nectarines, damsons and pears. To the south there is a paddock with an array of trees planted by the current owners which attracts a variety of wildlife. Robinsons Greenhouse.

SERVICES

The property has a free mains water supply, (due to a historic agreement), private drainage system and oil-fired heating. Bottled Calor gas serves the hob.

POSTCODE

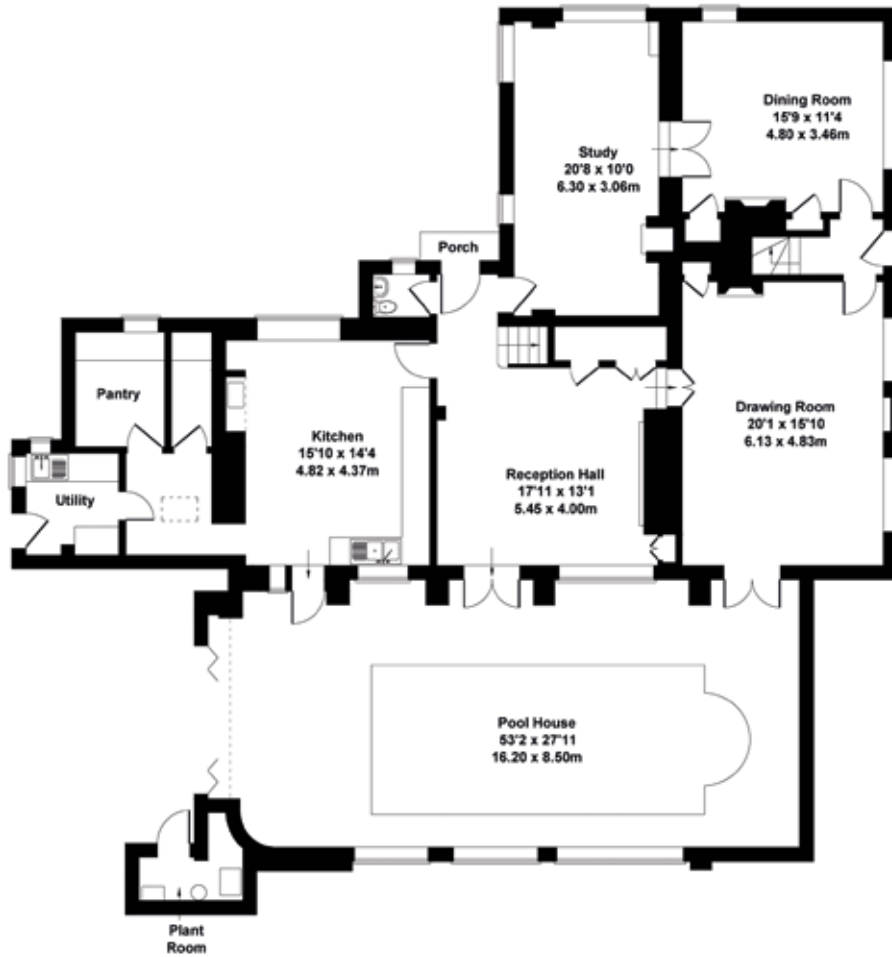
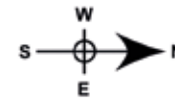
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VIEWINGS

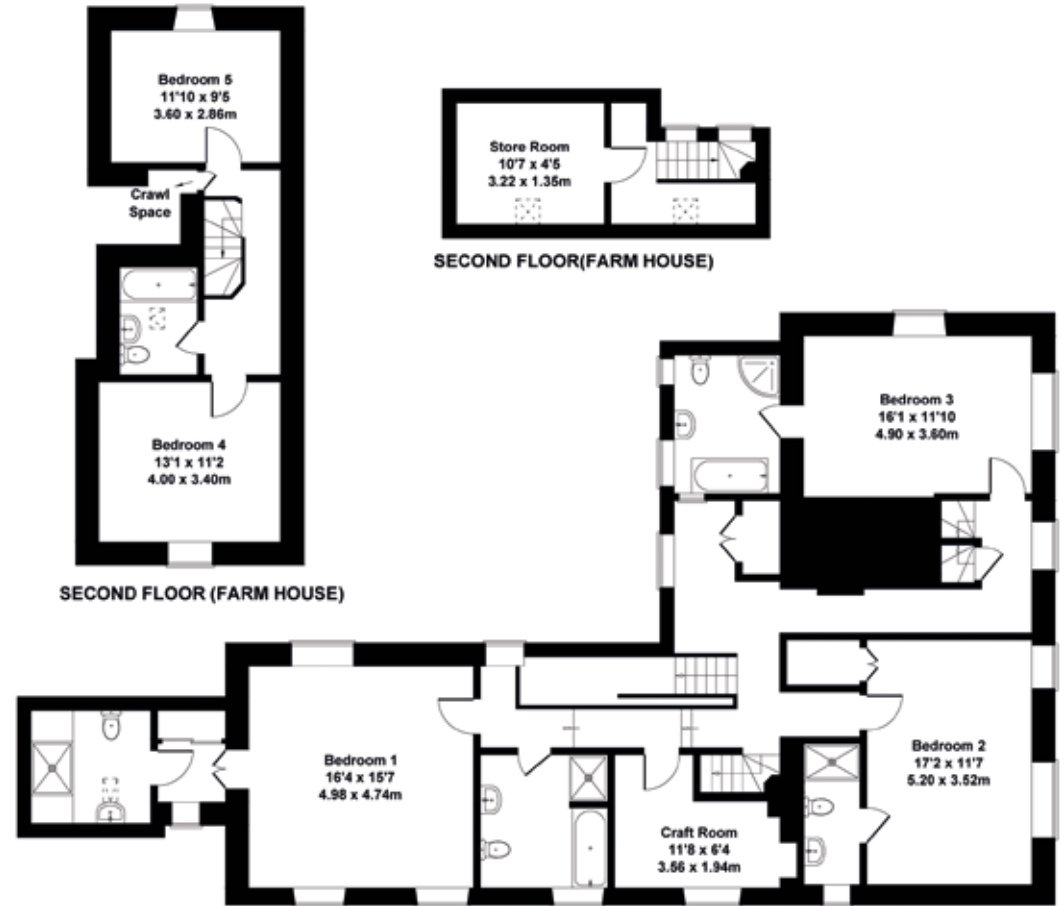
All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.

Lower Knighton Farm

Approximate Gross Internal Area
4628 sq ft - 430 sq m



GROUND FLOOR(FARM HOUSE)



SECOND FLOOR (FARM HOUSE)

FIRST FLOOR (FARM HOUSE)

