



NODEWELL FARMHOUSE

Highdown Lane, Totland Bay, PO39 0HY





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A wonderful semi-detached three bedroom house, situated in the rural outskirts of Totland Bay. Nodewell Farmhouse also benefits from a separate recently constructed garden building occasionally used for overflow sleeping accommodation. In all, the property extends to 0.16 acres. Available as a whole.

HOUSE

Ground Floor

Hallway | Craft room/study | Family bathroom | Kitchen | Dining-room
Lounge | Utility room with W/C | Conservatory

First Floor

Landing | Master bedroom with en-suite Shower-room | Two Further Bedrooms

GARDENS & GROUNDS

Gardens and grounds | Driveway

BUILDINGS

Garage/Garden Building



SITUATION

Nodewell is nestled in a rural location off a quiet lane in Totland Bay. The property is within a 6-minute drive to Freshwater Town and the gorgeous sandy beach of Totland Bay. The location also benefits from many nearby footpaths to enjoy connecting to The Needles Headland and Tennyson Down.

The Isle of Wight is celebrated as an international yachting and sailing venue, with the annual Cowes Week Regatta in August attracting competitors from all over the world. A full range of yacht and sailing clubs provide a social hub. There are nearby golf courses including Westridge, St Georges & Shanklin and Sandown Golf Club.

Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education from pre-school to sixth form on a daily, full or weekly boarding basis. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep and there are good feeder links to conveniently located public schools such as Winchester College and St Swithuns' in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Malborough College in Wiltshire.

The Island is blessed with a number of boutique hotels and restaurants, including The George inn Yarmouth, The Royal in Ventnor; The Hut (recently voted by GQ Magazine as the best experience 4 years running) and The Smoking Lobster.





DESCRIPTION

Nodewell is a charming 3-bedroom semi-detached farmhouse set within the rural location of Totland Bay, enjoying far reaching views towards Tennyson Down. Nodewell has always been part of the same family and it is the first time it has been on the open market in over 70 years.

Ground Floor

From the private driveway, Nodewell welcomes you into the entrance hall. Off the entrance hall is the spacious kitchen with gas fired AGA, recently installed flooring and an abundance of unit space. The dining room presents a good-sized room and is easily accessed off the kitchen via a large opening boasting a wonderful social space. The lounge is also accessed off the kitchen and features an attractive gas fire. The lounge leads into the conservatory offering plenty of sunlight and access to the useful utility room, both rooms having access to the garden. The ground floor also offers a family bathroom with large airing cupboard and craft room/study.

First Floor

The first-floor benefits from three generous sized double bedrooms and useful landing space. The master bedroom is situated to east of the house and benefits from an en suite shower-room. All bedrooms boast wonderful views across the surrounding countryside.

GARDENS AND GROUNDS

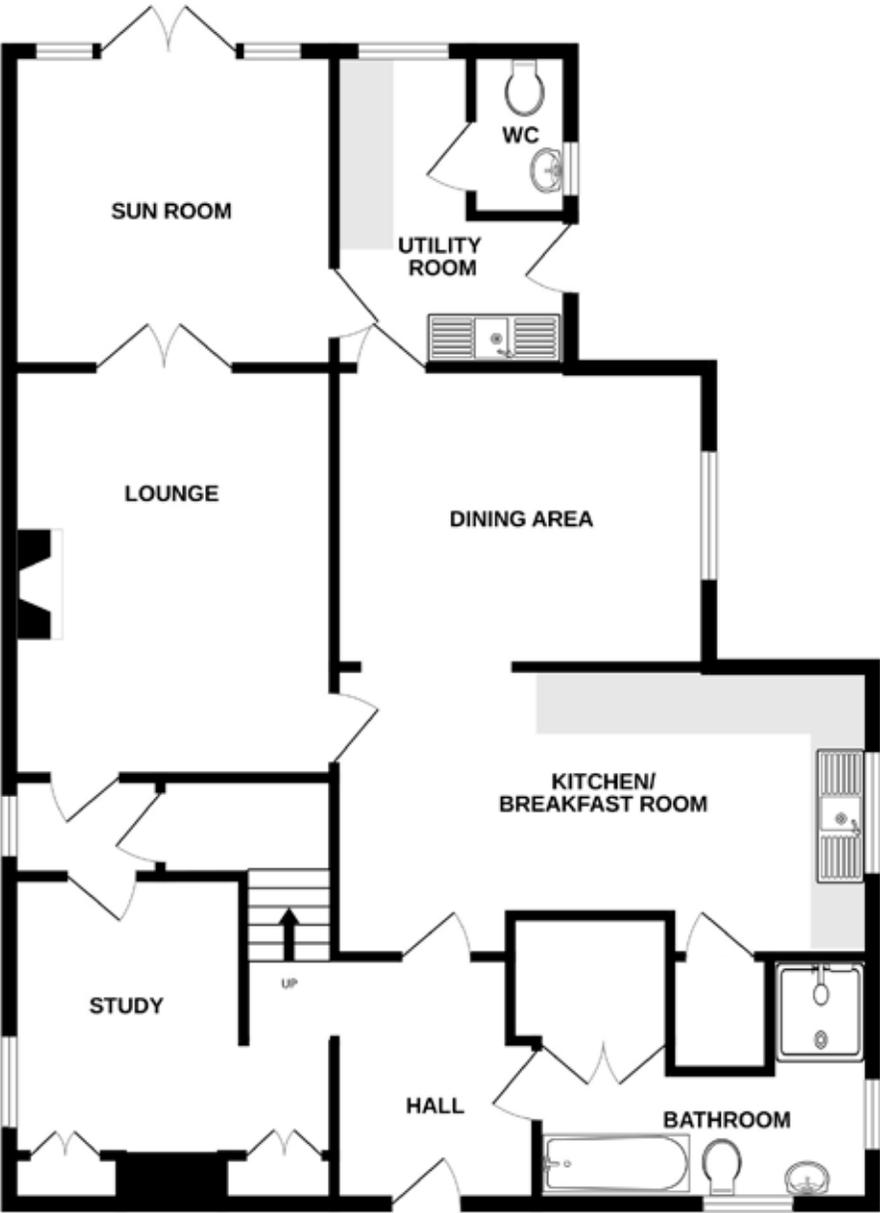
The house is served by a private driveway directly off Highdown Lane with ample parking space. The property has potential for further parking with access to the garage. To the rear of the house features a spacious area laid to lawn with a separate patio area for seating. The garden is well landscaped and has a useful separately fenced access to the garden room.

BUILDINGS

Nodewell includes a detached garage with up and over door as well as a large garden room which is used for additional bedroom accommodation.



GROUND FLOOR



1ST FLOOR



GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

Nodewell is offered for sale by private treaty as a whole.

ACCESS

The property is accessed off the public highway Highdown Lane.

TENURE

Freehold with vacant possession.

SERVICES

The house benefits from mains electric, water, and drainage. The property is heated via oil fired central heating.

Buildings – The garden building benefits from mains water, electric and drainage connected via the main house. The garage benefits from mains electric and water (via an external tap).

PLANNING

The Property is situated within an Area of Outstanding Natural Beauty. The house is not listed.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

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 pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

Isle of Wight Council

POSTCODE

PO39 0HY

 **what3words** ///third.pave.running

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:

- 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.
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- 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.
- 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.
- 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.

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 miss-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.

COUNCIL TAX

BAND D

VIEWINGS

Viewings strictly by appointment with BCM.

Further details can be available from the sole selling agents, BCM.

SELLING AGENT

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

NB. These particulars are as at March 2023 and photography taken March 2023.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



WINCHESTER

BCM, The Old Dairy, Winchester Hill,
Sutton Scotney, Winchester, Hampshire SO21 3NZ
T 01962 763 900 E info@bcm.co.uk

ISLE OF WIGHT

BCM, Red Barn, Cheeks Farm,
Merstone Lane, Merstone, Isle of Wight PO30 3DE
T 01983 828 805 E iow@bcm.co.uk

OXFORD

BCM, Sunrise Hill Yard,
East Ilsley, Newbury RG20 7LY
T 01865 817 105 E oxford@bcm.co.uk

