



2 CHILLERTON FARM BARNS

Chillerton, Isle of Wight, PO30 3HW





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A characterful and well-appointed barn conversion, situated in the sought after location of Chillerton. An attractive stone constructed barn with a well landscaped garden benefitting from rural views towards Chillerton Downs. In all, the property extends to approximately 0.20 acres.

Guide Price £595,000

Ground Floor

Entrance hall | Kitchen/Dining room | Lounge | Cloakroom
2 Double Bedrooms with en suites

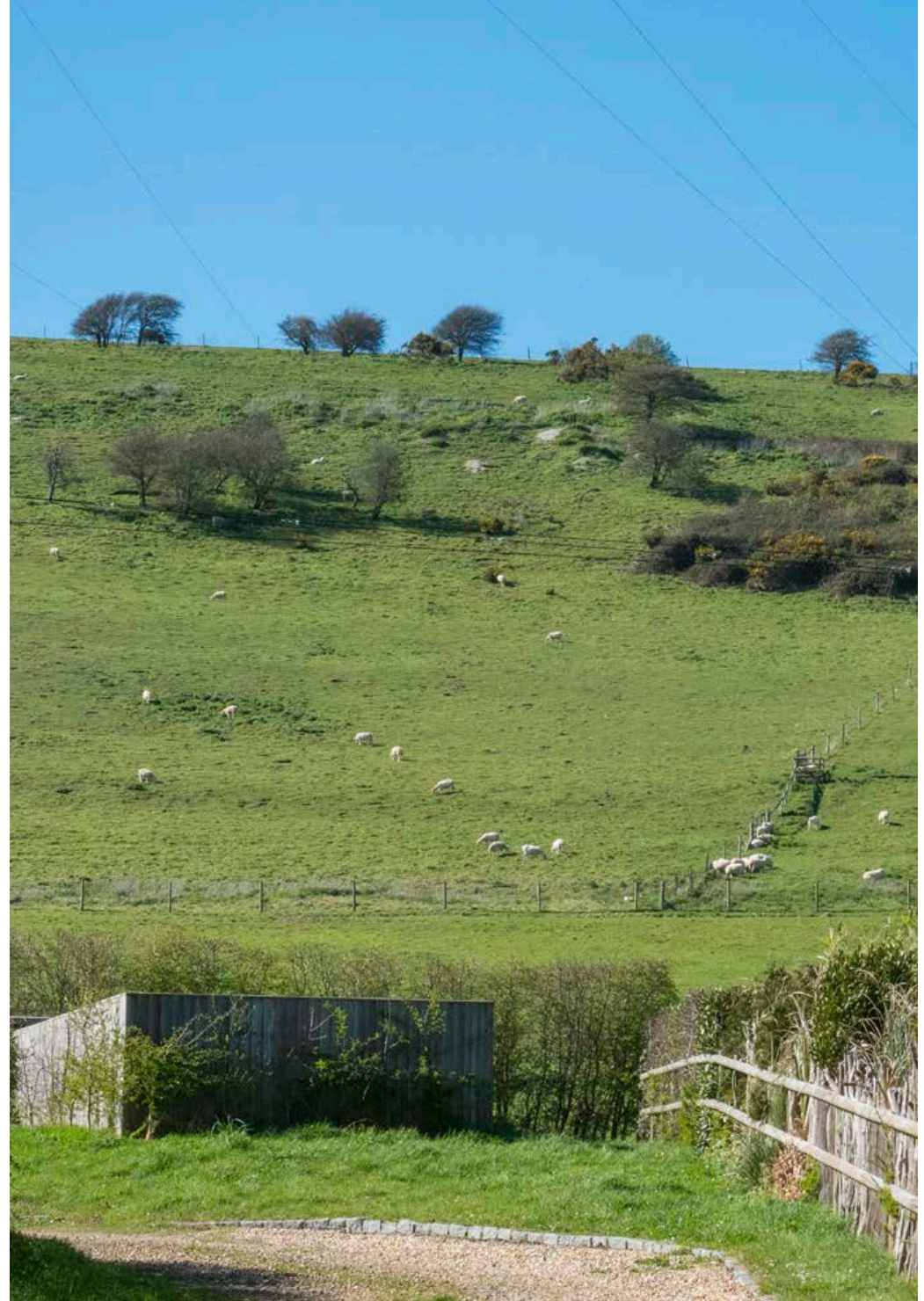
First Floor

Landing | Office/Snug | 2 Double Bedrooms with en suites

Grounds & Garden

South facing garden | Generous off-road parking | Summerhouse

For sale by private treaty
Available as a whole



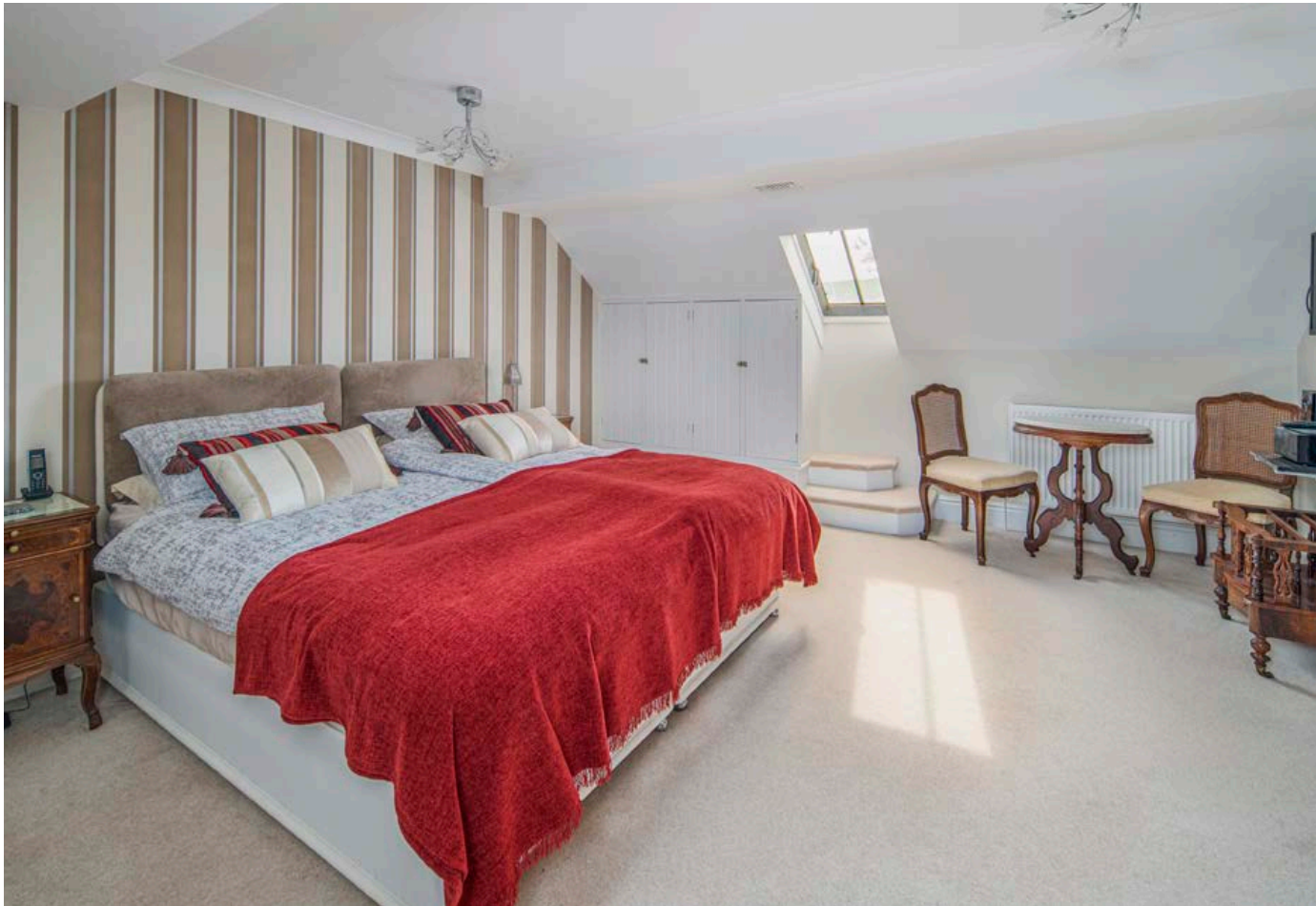
SITUATION

2 Chillerton Farm Barns is situated on the outskirts of the village of Chillerton, the location is set within close proximity to nearby public footpaths and bridleways, perfect to explore the island. 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 in Yarmouth, The Royal in Ventnor; The Hut (recently voted by GQ Magazine as the best experience 4 years running), North House and The Smoking Lobster.





DESCRIPTION

2 Chillerton Farm Barns is a wonderful semi-detached home nestled within its own private and peaceful situation surrounded by glorious views of the countryside and Chillerton Downs.

Ground Floor

The main entrance welcomes you into the spacious entrance hall, offering plenty of built in storage space and flagstone flooring that leads into the kitchen/dining-room. The open plan kitchen/dining-room comprises a light and airy modern style kitchen with good unit space and granite worktop including a range of high-quality appliances. The kitchen is shared with the dining area, a wonderful social setting with access to the garden via a stable style door. Directly off the hallway leads you into the spacious lounge, perfect for entertaining, providing access to the ground floor bedrooms. The bedrooms are well sized, both offering built in storage and en-suite bathroom.

First Floor

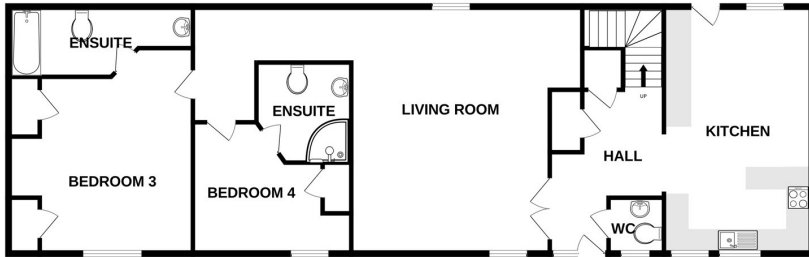
The first floor offers an impressive and useful space. Off the landing sits a good-sized double bedroom with en suite shower-room offering views towards the downs. The master bedroom is located the opposite end of the property, showcasing a spacious room featuring a dressing area and modern bathroom with his and her facilities and mood lighting. Additionally, the property includes an impressive office/snug with mezzanine overlooking the lounge and boarded loft with high quality Kingspan insulation.



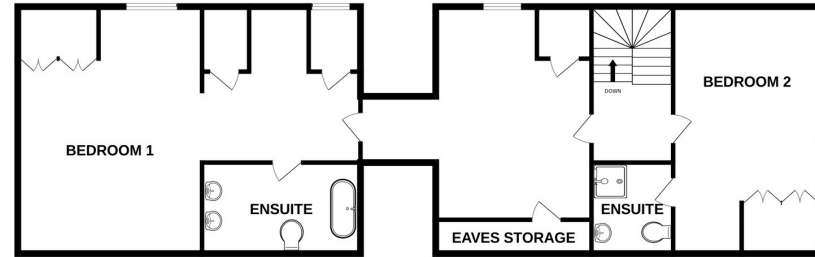
Approximate Gross Internal Floor Area
232 sq.m or 2497.23 sq.ft

Not to scale. For identification purposes only.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor



FIRST FLOOR



GARDENS AND GROUNDS

The property is served by a shared private driveway with ample parking space for vehicles to the front. The house benefits from a south facing landscaped garden split on two levels offering a patio area leading to the laid to lawn garden. A useful summerhouse sits off the patio area, positioned to sit and admire the far-reaching views of Chillerton Downs.



GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale by private treaty.

SERVICES

The property is served by mains water, electric, private drainage (via its own septic tank) and oil-fired heating.

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.

TENURE AND POSSESSION

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

LOCAL AUTHORITY

Isle of Wight Council

COUNCIL TAX

Band F

POSTCODE

PO30 3HW

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.



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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 are as at April 2023 and photos were taken April 2023.



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rural property specialists