



POUND FARMHOUSE

Shanklin Road, Sandford, Isle of Wight, PO38 3AW





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Pound Farmhouse is an attractive property, situated in the sought after location of Sandford. The property includes a detached farmhouse with adjoining annexe, a separate holiday log cabin and a number of outbuildings including a 32 pen modern cattery, extending to approximately 0.50 acres.

Guide Price - £895,000

POUND FARMHOUSE

Ground Floor

Entrance hall/office | Lounge | Dining room | Snug | Shower room | Kitchen | Utility area

First Floor

Landing | 2 Double bedrooms | Family bathroom

Annexe

Kitchen | 2 double bedrooms, one en suite | Open plan dining/living room | Bathroom

LOG CABIN

Ground Floor

Porch | 2 double bedrooms | Open plan living, dining and kitchen | Shower room

Gardens & Grounds

Large driveway | Shed | Greenhouse

Buildings

Large Workshop

Cattery

32 Pen Cattery

For sale by private treaty
Available as a whole



SITUATION

Pound Farmhouse is situated within the hamlet of Sandford, set on the outskirts of the pretty village of Godshill. 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

Pound Farmhouse is an attractive detached home with an adjoining annexe set within the semi-rural location of Sandford, within close proximity to the picturesque village of Godshill.

Ground Floor

The main entrance welcomes you into a spacious entrance hall that has been adapted into a useful office space to one side. Off the entrance hall leads you to the snug with wood-burner featuring an impressive stone wall and single beam. The lounge is situated adjacent to the snug, accessed off the entrance hall, and presents a light and airy space enhanced by double aspect windows. The lounge leads into the dining room offering impressive views overlooking the garden filling the room with plenty of natural sunlight, the garden can be accessed via sliding doors. Equally the kitchen benefits from garden views, featuring high end modern style units and delightful flagstone flooring. There is also a useful utility area and family shower-room.

First Floor

The first floor benefits from gorgeous views across the grounds and surrounding areas. The landing leads you to two good-sized double bedrooms with built in storage. The first floor also comprises a spacious family bathroom.

ANNEXE

Pound Farmhouse offers the advantage of an adjoining self-contained ground floor annexe, providing an excellent space for extended family or income earning potential. The extra accommodation provides a delightful kitchen with good space for appliances. From the hallway leads into a wonderful open plan dining/living room with impressive high ceiling and sliding doors onto the patio area. There are two further double bedrooms, set within good sized rooms, one containing an en suite shower-room. Additionally, there is a modern style family bathroom which has recently been refurbished.





GARDENS AND GROUNDS

The farmhouse is served by a private driveway with ample parking space for several vehicles including a useful electric charging point. The house benefits from a large well landscaped level garden, featuring a separate patio area. The enclosed garden provides a wonderful location for watching wildlife and benefits from plenty of space for keen gardeners.

CATTERY

A storage building previously used as a successful cattery including 32 pens.

BUILDINGS

Within the grounds offers you a handful of multi-use outbuildings set to the rear of the farmhouse. The buildings include a well sized workshop, shed, green house. All the buildings are connected to mains electric, some with WIFI and water connections.





LOG CABIN

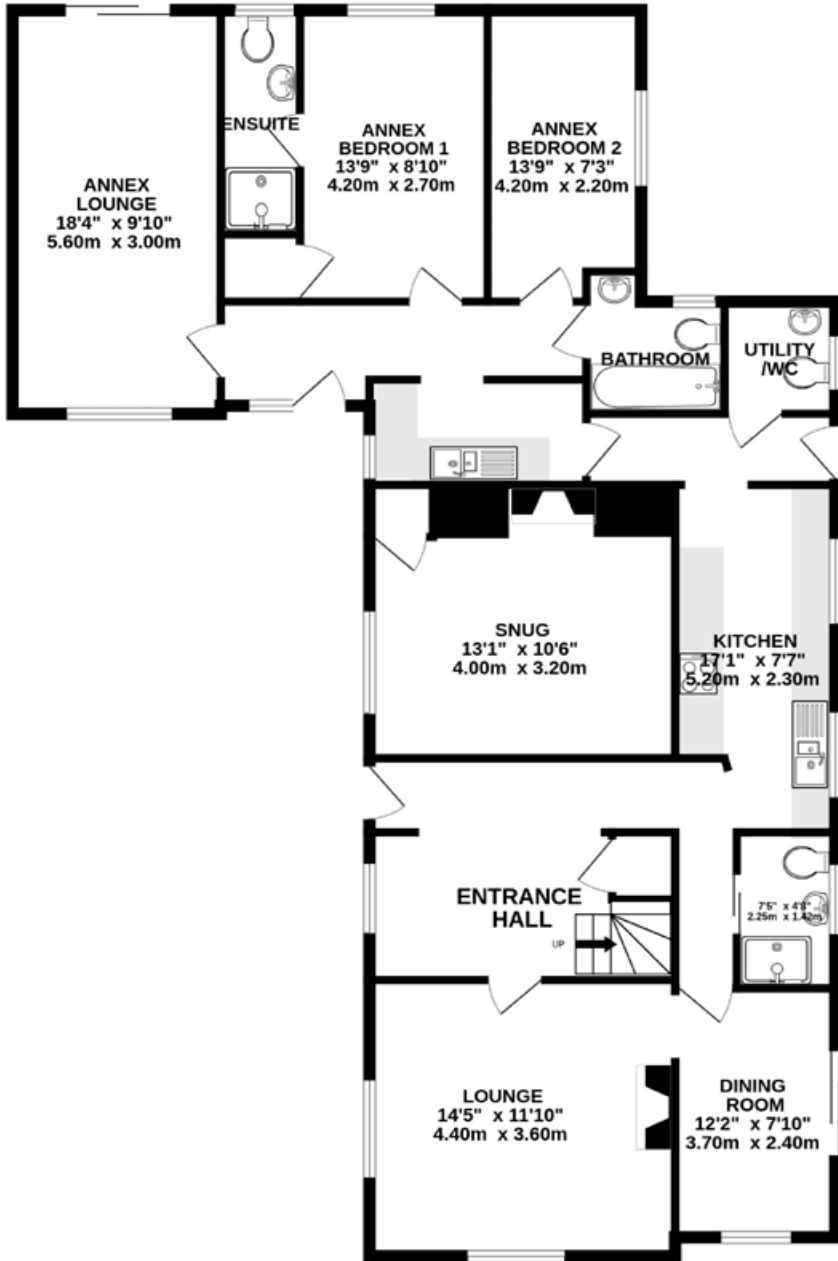
The log cabin is a wonderful, detached unit nestled within the grounds of Pound Farmhouse. This additional accommodation is currently used as a successful holiday let providing a strong income and well received reviews. It could also be used as further accommodation, subject to the relevant consents. The cabin comprises of an open plan living, dining and kitchen area providing a social setting. Additionally, there are two double bedrooms and spacious shower room with walk in shower.





Approximate Gross Internal Floor Area
 Pound Farmhouse: 182.6 sq.m or 1966 sq.ft

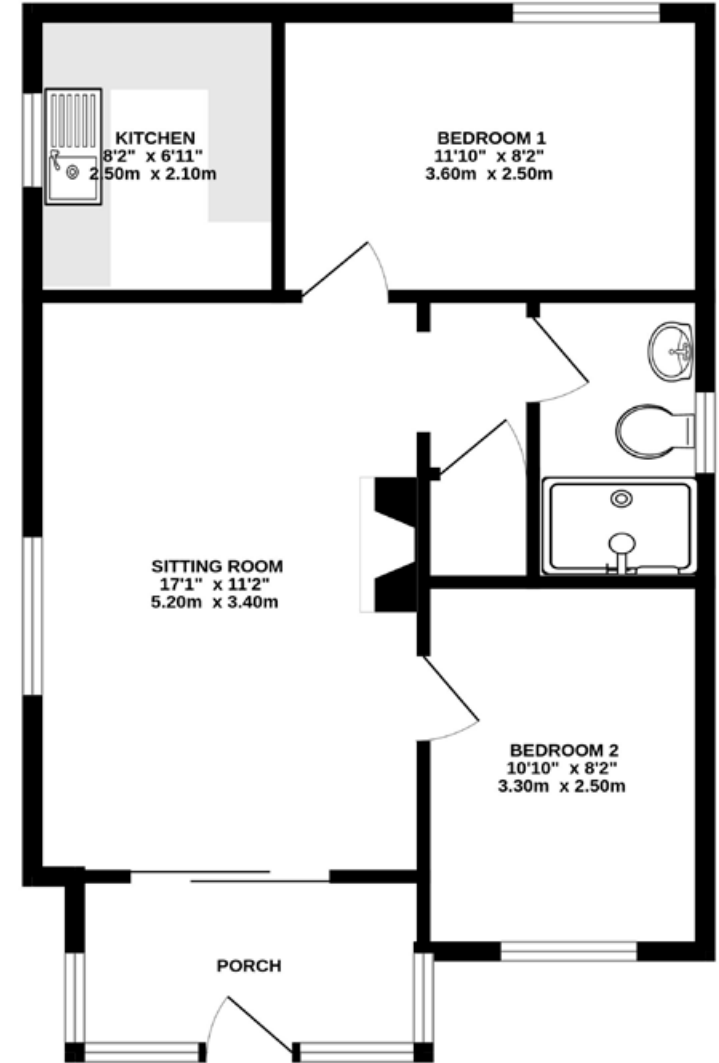
Ground Floor
 1455 sq ft (135.2) sq.m approx.



First Floor
 511 sq ft (47.4) sq.m approx.



Approximate Gross Internal Floor Area
 Log Cabin: 53.5 sq.m or 576 sq.ft



GENERAL REMARKS AND STIPULATIONS

Method of Sale

Pound Farmhouse is offered for sale by private treaty as a whole.

Access

The access to the property is directly from the public highway, Shanklin Road.

Services

Pound Farmhouse and annexe are served by mains water, electric and gas, private drainage (via a newly installed treatment plant). The annexe is served by a separate gas fired boiler with the same mains connections.

Log Cabin is served by private drainage (via a newly installed treatment plant), mains electric and water and is heated by its own electric heater.

The majority of the outbuildings benefit from mains electric, water and private drainage.

The property (as whole) benefits from a new WIFI connection which provides three separate supplies to the farmhouse/annexe, holiday let and buildings.

Local Authority

Isle of Wight Council

Council Tax Band

C

Business Rates

The annexe and the lodge are not business rated.

Tenure

Freehold

Postcode

PO38 3AW

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.
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- 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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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.

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 photography taken April 2023.

Pound Farmhouse

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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OXFORD

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