

WEEK FARMHOUSE

WEEK LANE • WHITWELL • VENTNOR • ISLE OF WIGHT • PO38 2AA



BCM



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An attractive and substantial, non-listed, Georgian Farmhouse, built in 1733, enjoying sea views and set within sheltered gardens and grounds including an orchard and pond extending to 5.33 acres (2.16ha).

Ground Floor

Boot Room | Utility Room | Breakfast Room | Garden Room | Dining Room
Kitchen | Pantry | Porch | Inner Hall | Lounge | Bathroom | Snug | Conservatory
Workshop | Storeroom

First Floor

Office | Study | Landing | Master bedroom with en-suite
5 bedrooms (4 doubles) | W/C | Family bathroom

GARDENS AND GROUNDS

Driveway | Enclosed Garden (partially walled) | Orchard | Woodland area
Greenhouse | Pond

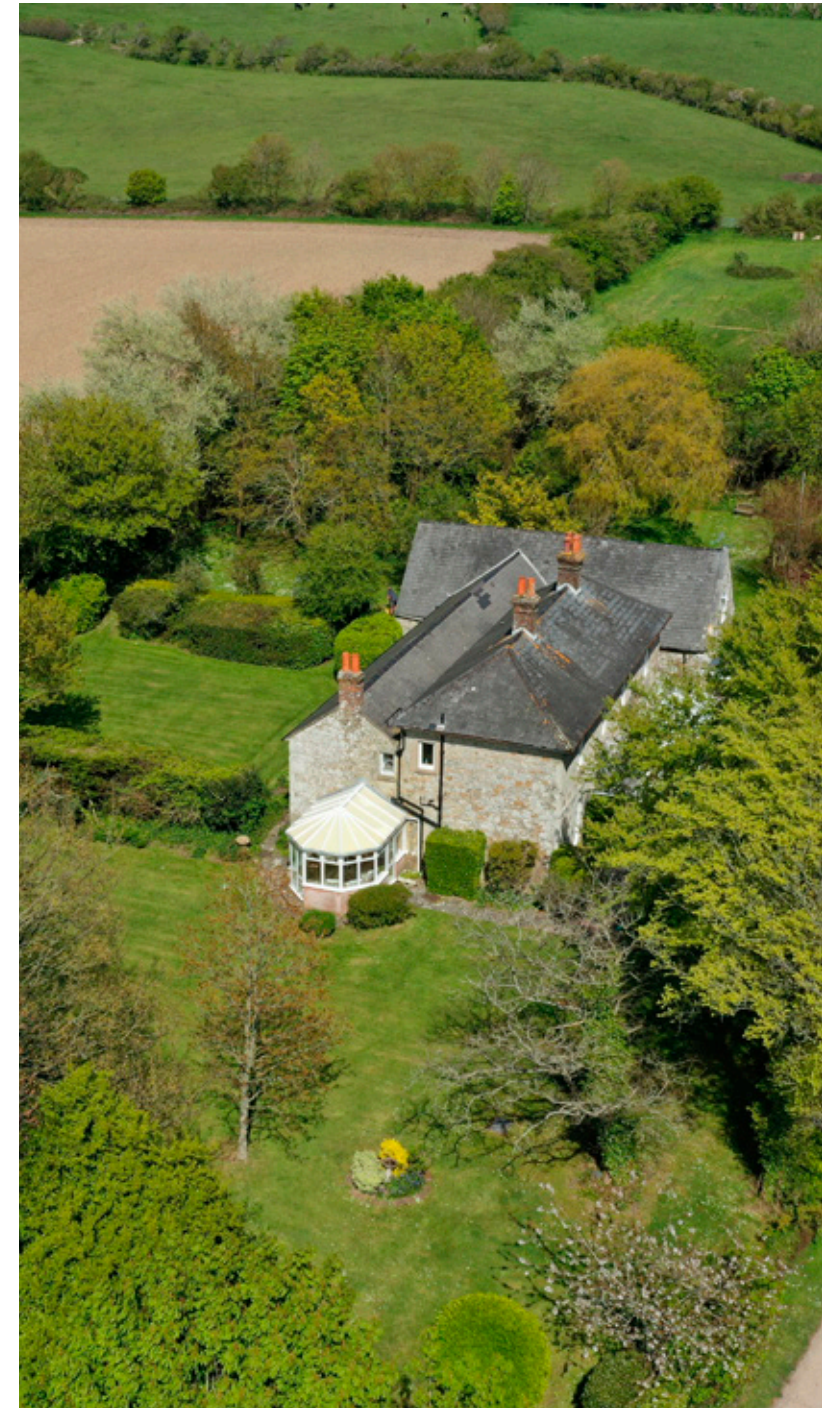
PADDOCKS, ORCHARD AND POND

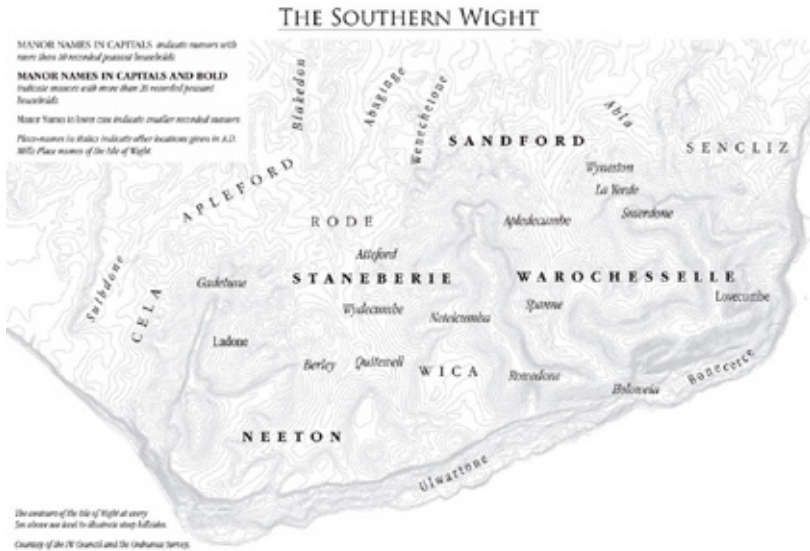
Paddocks of 2.61 acres
Orchard of 0.75 acres
Ponds and banks 1.25 acres
Garden 0.9 acres

BUILDINGS

Stone Barn

Guide Price: £1,300,000





SITUATION

Week Farmhouse sits in a secluded and enviable south facing position. It enjoys distant sea views and is surrounded by countryside. Week Farmhouse is accessed from the highway along a private drive.

Settled within an Area of Outstanding Natural Beauty, the area is renowned for riding and walking. Many of the Island's most beautiful beaches and heritage coastline are within a 10 minute drive from Week Farm. The stylish resort of Ventnor with beaches, shops and restaurants is only a 6 minute drive away.

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 St Georges, Freshwater & Shanklin and Sandown Golf Club.

Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education classes 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. 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 Marlborough 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 in Colwell Bay and The Smoking Lobster in both Ventnor and Cowes.

(N)

WEEK FARM,

In the occupation of Mr. DANIEL AYBELL, in the Parishes of GODSHILL, WHITWELL, and ST. LAWRENCE.

This Farm lies adjoining St. Lawrence, with splendid Sea Views.

The HOMESTEAD is in the bottom, covered by a Plantation, and consists of a good STONE HOUSE, containing 4 Bed-rooms and Man's Room, 2 Parlours, Kitchen, Cellar, Brew-house, Stack Yard, and Sheep Yard. Capital SLATED WAGGON LODGE, Gig House, and Guttery; STONE STABLES for 15 HORSES with Loft over, 3 BARNs, Stated Shed, Cow House, Piggy, Fuel-house, &c.

WITH ABOUT 355 ACRES (PRINCIPALLY LARGE ENCLOSURES),
Of which about 255 Acres are Arable, and the remainder Grass and Down Land.

No.	Description.	Stat.	Quantity.	Name of Field.	No.	Description.	Stat.	Quantity.	Name of Field.
407	Yonder Field	Arable	17 3 8	St. Lawrence 13 2 13	417	Brought forward		149 2 1	
408	Middle Field	Arable	17 2 5	St. Lawrence 14 1 28	418	Down Close	Par. & Farm	26 3 26	Godhill
409	Little Field	Down	17 1 12	Godhill 1 0 17	419	Great House	Arable	17 0 22	"
410	Twenty Acres, or Gardens	Pasture	20 1 35	St. Lawrence 3 5 11	420	Pool Close	Down	11 0 4	"
411	Wester Marsh	Arable	15 0 12	Godhill	421	Farm House and Buildings	Hammock	6 0 31	"
412	Broad Close	Down	15 0 2	St. Lawrence 2 5 11	422	Pool Meadow	Pasture	4 0 31	"
413	Six Acres	Down	6 0 6	Godhill 4 0 20	423	Eight Acres	Arable	6 3 25	"
414	Little Ham	Down	8 2 8	Whitwell 0 1 14	424	Publick	Pasture	2 2 1	"
415	West Down	Down	20 0 25	Whitwell	425	Grass	Arable	15 0 14	"
416	Little Down	Par. & Farm	11 2 27	Godhill	426	Down Ground	Down	21 3 24	Godhill 1 1
	Carried forward		149 2 1		427	Great Down	Par. & Farm	76 2 25	St. Lawrence 2
								355 1 2	Godhill 2

Appropriated Rent and Rent-Charge, £
 Rent-Charge to the Vicar of Godhill, £11. 11s.; Ditto to the Vicar of Whitwell, £4. 10s.; Ditto, St. Lawrence, appropriated at about £10.
 Land-Tax, St. Lawrence, £8. 10s.; Ditto, Whitwell, £1. 11s. 7d.; Ditto, Godhill, £17. 5s. 2d.

HISTORY

There has been a settlement at Week Farm since the Bronze Age. The Domesday Book records the historic 'Manor of Wica' and up until the late Eighteen-hundreds the farm was part of the famous Appuldurcombe Estate – the family seat of the Worsleys. Week sold in 1851 as a farm with a '...good stone house ...with splendid sea views' and has been in the ownership of the vendors for the last half century.



RURAL CONSULTANCY | SALES | LETTINGS | DESIGN & PLANNING





DESCRIPTION

An attractive and substantial Georgian Farmhouse with Victorian extension, set within sheltered gardens and grounds including an orchard and stone building, extending to 5.33 acres (2.16ha), enjoying wonderful sea views from most of the house and garden.

Week Farmhouse enjoys high ceilings throughout and is constructed of local Isle of Wight stone with a slate roof. The house benefits from being largely double glazed and is not listed.

Ground Floor

Porch – The entrance with original front door, leading to the inner hall (west) with oak flooring.

Boot Room – A large room with inward facing exposed stonework, with door from the courtyard.

From the boot room there are stairs up (flagstone) which lead to the first floor.

Utility Room – A small room with concrete floor, housing a sink, washing machine and dishwasher.

Inner Hall – A large inner hall which features flagstone flooring throughout and enjoys uninterrupted views to both the east and west of the property.

Breakfast Room – With original oak flooring and an open fireplace. This room could be used as a formal drawing room, if required.

Garden Room – Leading from the breakfast room, there is a conservatory style garden room which overlooks the grounds. This part of the property enjoys sun for the most part of the day and would be a perfect place for additional seating to the breakfast room. The garden room enjoys inward facing exposed stonework and sea views.

Dining Room – With open fireplace, stained oak flooring with door to the second inner hall.

Kitchen – A compact kitchen with views over the rear gardens. Wall units with larder and separate utility room which also benefits from flagstone flooring, a wine cooler, and additional cupboard space.

Stairs lead up to the western end of the house to a sub-landing with two steps with to 2 double bedrooms overlooking the front gardens.

Lounge – With feature fireplace, stone hearth and oak floor with views overlooking the front garden.

Bathroom – Family bathroom with flagstone flooring, sink unit, toilet and shower.

Snug – A cosy space with open fireplace, engraved lettering (believed to date back to 1886 (Verbum Dei Lucerna – Dean School, Cheltenham) and oak flooring.

Conservatory – A large conservatory with two separate doors leading out to the garden, flagstone flooring and sea views.

Workshop/Store – To the east of the property, accessed from the boot room, there is a large workshop accessed internally and externally, which includes a traditional bread oven, concrete floor, store and oil store and this building (in its entirety) is a largely vaulted space. On the other side of the building there is a separate store with concrete floor and steps up onto the side garden. There is a set of timber stairs that lead up to the first floor.

The ground floor extends to approximately 235m² (2536sqft).





First Floor

The first floor has an impressive landing (which can be accessed via three separate sets of stairs), with oak flooring enjoying light from a large feature window. The bedrooms are well proportioned and mostly enjoy stunning views over the countryside and some with sea glimpses.

Master Bedroom – A large double bedroom with en-suite, built in cupboards and views to the gardens and with sea glimpses.

2nd Bedroom – A large double bedroom with ornamental fireplace, views to the front gardens and sea glimpses.

W/C – A separate W/C for the Eastern end of the house.

3rd Bedroom – A small double bedroom, overlooking garden with ornamental fireplace.

4th Bedroom – A further small double bedroom with ornamental fireplace.

Bathroom – A large family bathroom including oak flooring, views over the gardens including a bath, shower and built in cupboards.

5th Bedroom – A large double overlooking the front gardens with ornamental fireplace.

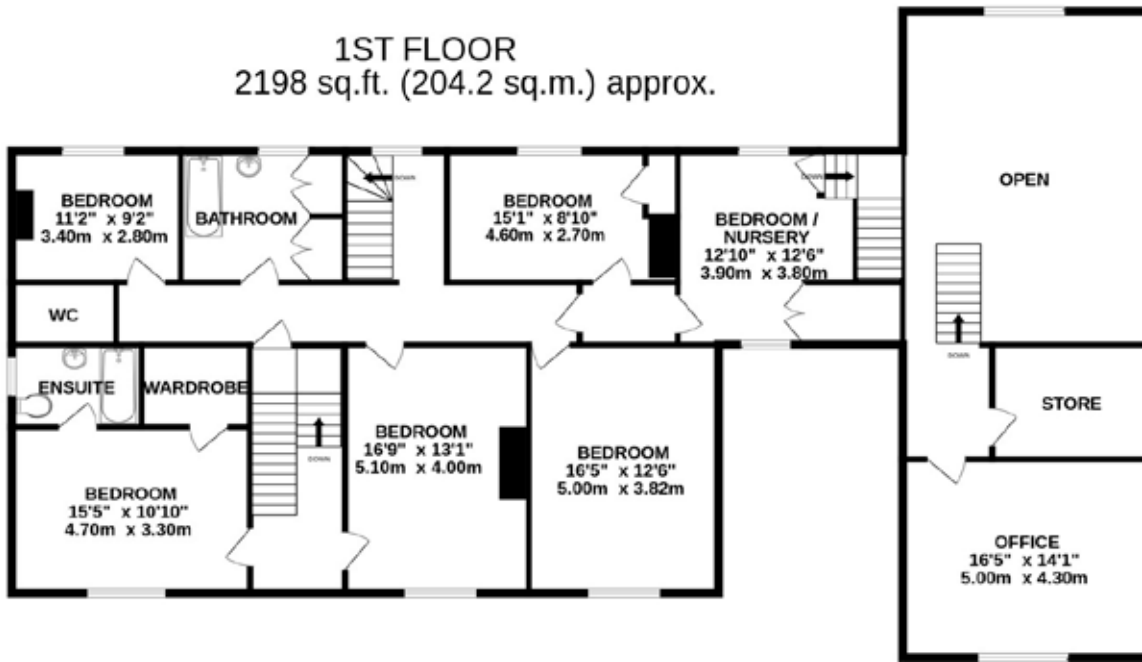
6th Bedroom/Nursery - A small double bedroom, overlooking the garden with ornamental fireplace.

Office/Study – To the East of the property, leading up from the workshop/store, there is a large office and separate study room which enjoy views over the front garden.

The first floor extends to approximately 204m² (2198sqft).

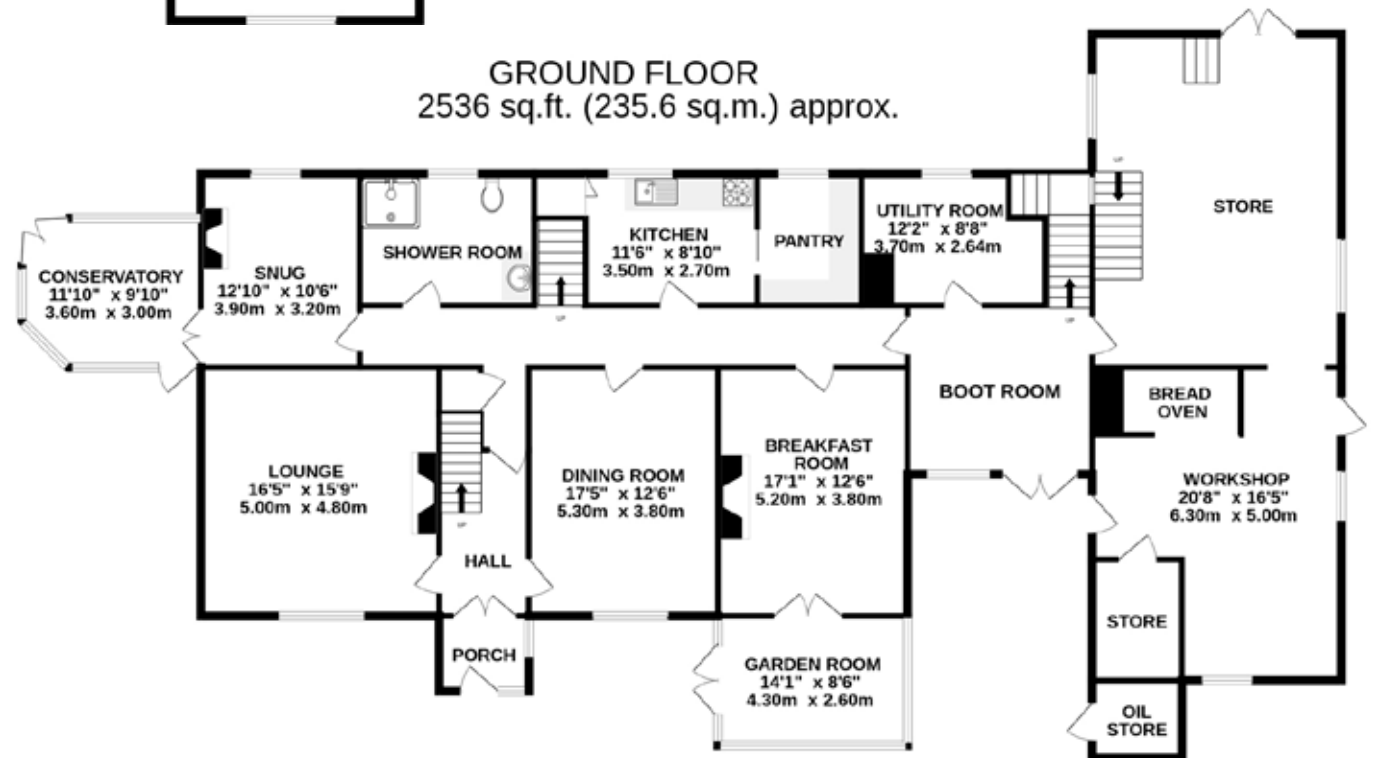


1ST FLOOR
2198 sq.ft. (204.2 sq.m.) approx.



Approximate Gross Internal Floor Area
House: 439.8 sq.m or 4734 sq.ft
Not to scale.

GROUND FLOOR
2536 sq.ft. (235.6 sq.m.) approx.





GARDENS AND GROUNDS

The house enjoys a large, secluded driveway, gated from the main access. The formal grounds and gardens are centred around a partially walled garden, which is south facing with well-established borders and shrubs. There is a large pond and an orchard with apples, pears, white willow, walnuts and sweet chestnuts

The principal house, gardens and grounds extend to 5.33 acres (2.16ha).

The grounds also comprise a separate woodland area and paddock. There are several domestic buildings including a garden building (currently used for storage purposes), with adjoining greenhouse, stone barn (historically used as stables), log store currently housing the oil tank, and a further greenhouse.





Week Farmhouse



GENERAL REMARKS AND STIPULATIONS

Method of Sale

Week Farmhouse is offered for sale by private treaty.

Access

There is direct vehicular access off the public highway (Whitwell Road) along Week Lane (public highway) then a right of access along a private drive owned by Week Farm leading up to the boundary of Week Farmhouse. The owners of Week Farm have a right of access over the orange hatched driveway between points A and B.

Services

Farmhouse- The property benefits from mains water and electric, private drainage and oil fired central heating.

Buildings- The buildings benefits from mains water and electric.

Land- The land benefits from a livestock water connection.

Tenure And Possession

Freehold with vacant possession on completion.

Planning/Listed Building

Week Farmhouse is not listed. Week Farmhouse is situated within an Area of Outstanding Natural Beauty.

Wayleaves and Easements

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.

Asbestos

An Asbestos Management Report can be made available from the sole selling agents.

Local Authority

Isle of Wight Council

Public Rights of Way

There is a public right of way along the driveway- Please contact the selling agents for further information.

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.

Postcode

PO38 2AA



dusted.firebird.desk

Council Tax

F

EPC

E

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, on request, identifying clearly which items are included within the sale price, and those that are excluded from the sale price but could 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 February 2024 and photographers taken May 2023.



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