



SOUTHFORD FARMHOUSE

Southford Farm, Whitwell Road, Whitwell, Ventnor, Isle of Wight, PO38 2QH







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An attractive and substantial Victorian farmhouse situated near Whitwell on the south of the Island, comprising a farmhouse with adjoining potential annexe, grounds, gardens, and several paddocks.

In all, extending to 6.54 acres.

Guide Price- £825,000

SOUTHFORD FARMHOUSE

Ground Floor

Porch | Hallway | Sitting room | Dining room | Living Room | Secondary Porch
Kitchen/Breakfast Room | Utility room | Inner Hall | W/C | Lobby | Potential annexe kitchen
Potential annexe lounge | W/C

First Floor

Landing | Five Double Bedrooms (one with en suite) | Family Bathroom

Gardens & Grounds

Mature Gardens and grounds | Driveway

Land and Buildings

Several Paddocks extending to 6.04 acres | Field shelter

For sale by private treaty



SITUATION

Southford Farmhouse is situated on the south of the Isle of Wight on the outskirts of the small village of Whitwell. Whitwell village supports a garage, a 700-year-old church and one of the Isle of Wight's oldest pubs, The White Horse. Southford Farmhouse is surrounded by glorious countryside, comprising many miles of local footpaths and bridleways to explore. The property is also within 5 minutes from the picturesque village of Godshell, 15 minutes' drive to Newport town and a short drive to the seaside resort town of Ventnor.

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 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 (recently voted by GQ Magazine as the best experience 4 years running), North House and The Smoking Lobster.





DESCRIPTION

Southford Farmhouse is a well-appointed and recently refurbished detached Victorian property with potential adjoining annexe, garden, grounds & parking.

Southford Farmhouse has been used as a successful holiday let, further information on this can be made available by the selling agents.

Ground Floor

Accessed via either the principal entrance or, the west facing porch, you are welcomed into the farmhouse with flagstone flooring. From the entrance hall, is the recently modernised kitchen, providing plenty of natural light and dining space. The kitchen has a good range of unit space with under and above counter cupboards, oil-fired Aga (currently disconnected) and central island with a wonderful window seat overlooking the gardens. The sitting-room is accessed from the kitchen and entrance hall; a delightful family room with wood-burning stove, there is also a second sitting-room to the north of the farmhouse featuring a fire place. The hallway featuring impressive tiled flooring, leads you into the formal dining room featuring attractive pine flooring, triple aspect windows and a useful serving hatch window into the kitchen. Additionally, the ground floor offers a useful utility room with oil-fired boiler and cloak room.

Off the inner hall (south) there is a large lobby area with flagstone floors, and a separate adjoining building currently comprising of a kitchen, store area and w/c. This space, along with the lobby (subject to necessary consents) could be utilised as a separate annexe, if required.

First Floor

The first floor welcomes you to a large landing leading to the five double bedrooms. Each generously sized bedroom provides views across the surrounding grounds and countryside. The master bedroom has an en suite and good-sized walk-in wardrobe, additionally the first floor provides a family bathroom.









GARDENS AND GROUNDS

Southford Farm is appointed by its own private driveway, offering ample parking for several vehicles. The farmhouse offers a large, well landscaped garden comprising well established planted fruit trees and mature hedgerows sheltering the gardens with a wraparound paved path around the farmhouse, a separate patio area and front garden.

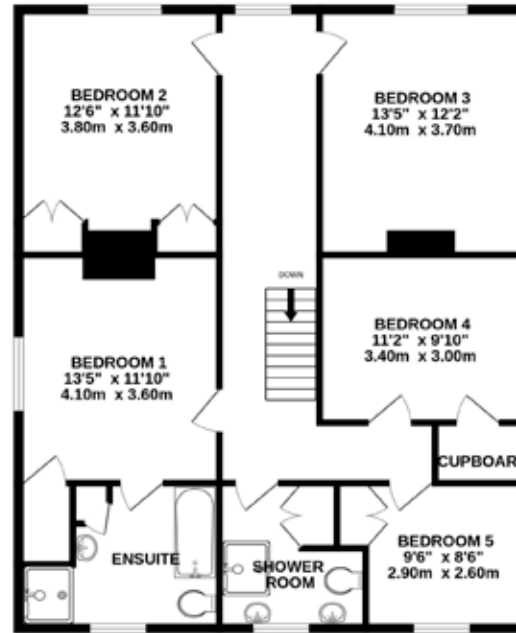
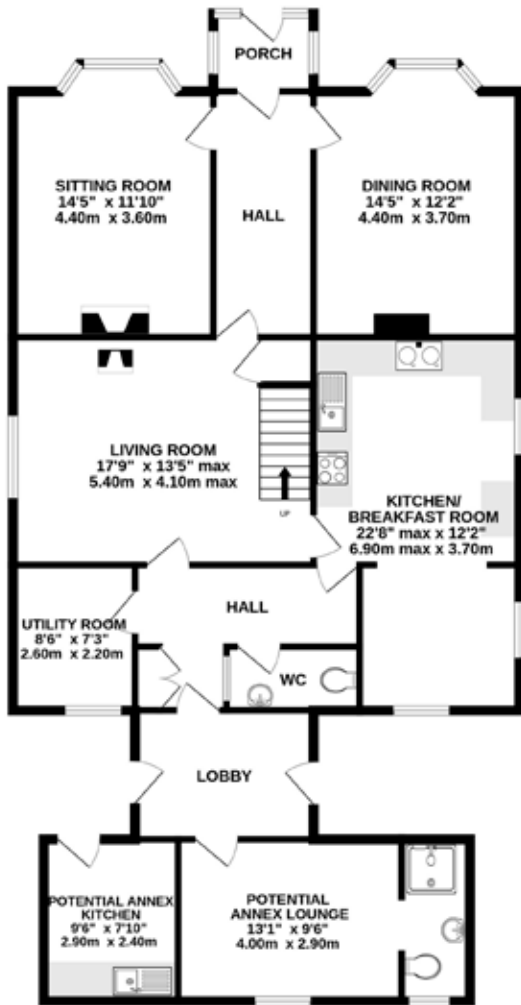
LAND AND BUILDINGS

To the north of the main house, there are several grass paddocks. The paddocks are mostly all enclosed by post and rail fencing and mature hedgerows and provide good drainage allowing all year turnout. There is a mobile field shelter on the first paddock (closest to the house). There are an additional 6 acres that could be available for an additional price by separate negotiation.

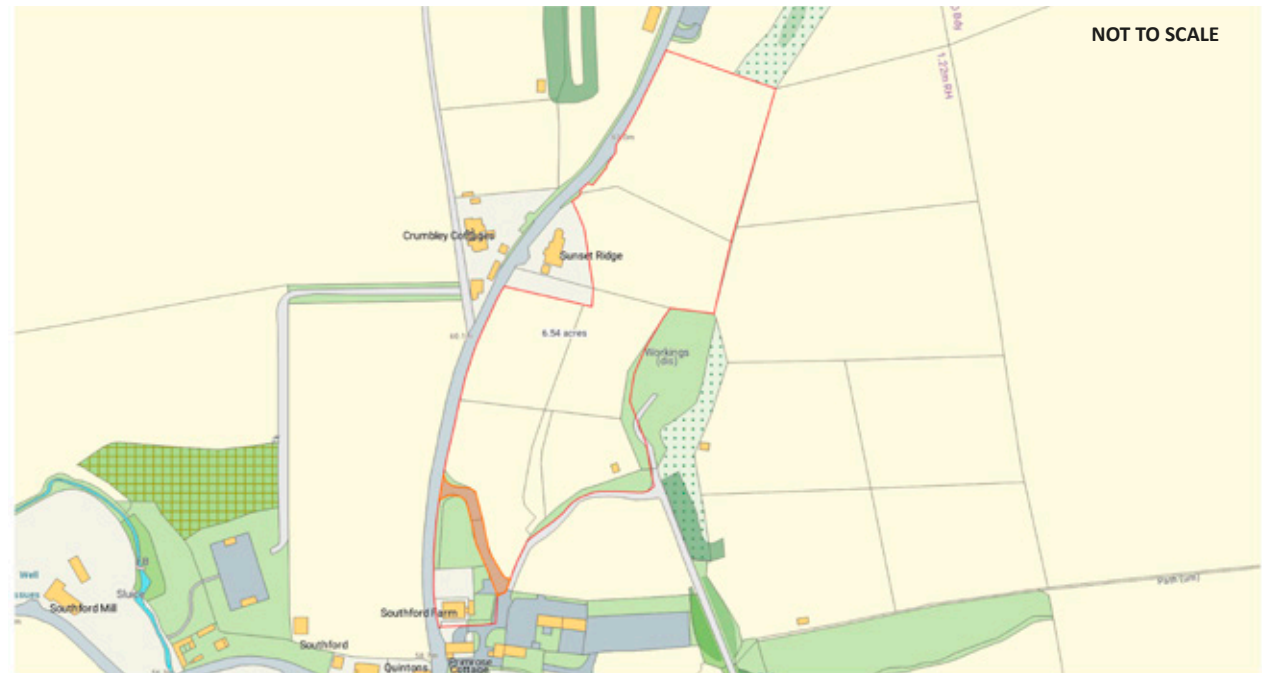


TOTAL FLOOR AREA : 2509 sq.ft. (233.1 sq.m.) approx.

NOT TO SCALE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



GENERAL REMARKS AND STIPULATIONS

Method of Sale

Southford Farmhouse is offered for sale by private treaty.

Tenure

Freehold.

Access

The property is accessed directly from the public highway, Whitwell Road via a private lane (within ownership of Southford Farmhouse) – this is hatched orange on the sale plan. Two neighbours benefit from a right of way over the access hatched orange.

Services

Southford Farmhouse is served by mains water, electric, and drainage. The property is heated via an oil-fired central heating system.

The land at Southford Farmhouse is connected to mains water.

Planning

The property is outside of the Isle of Wight Area of Outstanding Natural Beauty and 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.

Restrictive Covenants

The paddocks to the north of the orange hatched area on the slae plan, would be subject to a restrictive covenant restricting the use of the land to agricultural, equestrian, forestry or horticulture only.

Basic Payment

The vendor currently claims Basic Payment Entitlements on the land being sold. The Vendor will retain all Basic Payment monies from the 2023 subsequent claims.

Local Authority

Isle of Wight Council

Council Tax Band / Business Rates

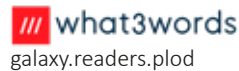
F- The vendor currently pays business rates for the property as it is being used currently as a holiday let, with a rateable value of £5,100 per annum. The vendor however currently claims small business relief.

EPC

E

Postcode

PO38 2QH



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 August 2023 and photography taken August 2023.

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.
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