NORTH GROUNDS
APPLEFORD ROAD, CHALE GREEN, ISLE OF WIGHT
A WELL MODERNISED EIGHTEENTH CENTURY COUNTRY HOUSE WITH EXTENSIVE OUTBUILDINGS INCLUDING A COTTAGE, OFFICES AND BARNS, SET IN STUNNING GARDENS AND GROUNDS OF ABOUT 16.5 ACRES.

An attractive period farmhouse that is Listed, Grade II, and which has been comprehensively renovated, together with a good range of outbuildings including a cottage, offices, garaging and attractive period stone barns. In addition the superbly planted and landscaped gardens incorporate a lake and a hidden water garden providing a truly delightful setting.

The house, cottages and outbuildings were extensively restored in 2000 by well-regarded local builders J. R. Buckett & Sons. Works included a complete internal refurbishment, structural reinforcement with hidden steel beams, new floors and walls, installation of new double glazed windows and the renewal of all electrical, plumbing and heating systems with underfloor heating to the primary living areas. Ethernet, TV outlets and burglar alarms are installed throughout the property. A substantial conservatory was added and a bespoke Chalon kitchen and new bathrooms were installed. A series of outbuildings were converted to provide a self-contained cottage and good quality offices, whilst a pavilion, summer house and greenhouses compliment the gardens.

In 2000 North Grounds won the coveted Conservation Award presented by the Isle of Wight Historical Society.

North Grounds is situated within an Area of Outstanding Natural Beauty a short distance from the South Western coast of the island. There is excellent walking and riding through the surrounding countryside. Nearby Chale Green has a village stores incorporating a delicatessen and café. The town of Newport with a wide array of shops including Marks and Spencers is approximately 7 miles away, whilst the seaside town of Ventnor with a range of restaurants, fish market and botanic gardens is approximately 6 miles away.
THE FARMHOUSE
ACCOMMODATION

PORCH with bench seating and front door to:

ENTRANCE HALL Flagstone flooring with underfloor heating and staircase off, leading to Inner Hall.

DRAWING ROOM A double aspect room with a window seat overlooking front garden, open fireplace, extensive built-in book shelving and French doors to a courtyard.

DINING ROOM A nicely proportioned room, window seat with an outlook over front gardens with the original stone fireplace housing a wood burning stove.

CLOAKROOM with adjacent BOILER ROOM housing oil fired boiler and controls for the underfloor heating.

KITCHEN/LIVING ROOM A superb living space comprising of a stunning bespoke Chalon kitchen opening to a dining and seating area. The kitchen comprises a range of solid timber Chalon kitchen units with maple and slate work surfaces including a central island unit. There are 2 sink units, a Bosch dishwasher, Smeg oven and 2 ring gas hob, 2 oven oil fired Aga, American style fridge/freezer with ice maker. The room extends into a dining and seating area with attractive fireplace housing a wood burning stove.

WALK IN LARDER with shelving.

CONSERVATORY An extensive and versatile living space overlooking the gardens. Hardwood framed and double glazed with underfloor heating, fitted roof and window blinds. French doors to terrace.

UTILITY ROOM Sink set in a range of cupboards. Space for large capacity washing machine and dryer and cupboard housing direct hot water cylinder. Door to garden.

FIRST FLOOR
LANDING
BEDROOM 1 A spacious bedroom with a vaulted ceiling with ancient timbers, wonderful views over the garden. Walk-in DRESSING ROOM with shelving and hanging space. Steps lead up to a galleried seating area, overlooking the fields.

BATHROOM EN SUITE Roll top bath, walk in shower, twin sinks, WC, heated towel rail and built in cupboards. Views over the paddocks.

BEDROOM 2 A spacious double bedrooms with period fireplace and window seat with outlook over the front garden.

BATHROOM 2 Large corner bath with shower over, wash basin, WC, bidet and heated towel rail.

BEDROOM 3 A further double bedroom with built in cupboards, window seat overlooking the front garden.

SECOND FLOOR
LANDING
WC

BEDROOM 4 Vaulted ceiling, exposed beams.

BEDROOM 5 Vaulted ceiling, exposed beams.

THE GARDENS

The farmhouse is approached through a very attractive partially walled front garden comprising lawns and beautifully planted borders. The principal gardens lie to the west of the house and were designed by Philippa Lambert and include lawns flanked by delightful borders with brick edged paths leading through a rose clad pergola to an open sided octagonal PAVILION which makes for a superb outdoor dining and entertaining space overlooking the gardens. The lawns extend down to a LAKE with further SUMMER HOUSE and small pier. VEGETABLE GARDEN with raised beds and a GREENHOUSE supplied by Hartley Botanic Ltd. A partially walled SECRET GARDEN incorporates a water feature and a further series of beautifully planted borders. A THATCHED STONE OUTBUILDING (7.4m X 4m) serves as a garden store. The property benefits from an extensive overhead and drip irrigation system with its own storage tank.
TOAD HALL
A period farm building with Welsh slate roof, converted to provide 2 offices overlooking the grounds along with a shower room, kitchenette with sink unit, cupboards, fridge and oil fired boiler serving central heating system. With potential to provide ancillary accommodation, subject to the necessary consents.

GRACE COTTAGE
A converted period stone building with Welsh slate roof, with vaulted ceilings and exposed timbers.

KITCHEN/LIVING ROOM fitted with a range of kitchen units incorporating integral oven, hob, fridge and freezer. Oil fired boiler serving central heating. Wooden flooring extending throughout. Wood burning stove. 2 BEDROOMS and BATHROOM.

BARNs AND GARAGING
A gravelled driveway leads to extensive parking area surrounded by well planted borders, with a spur leading towards Grace Cottage. There is a substantial stone built GARAGE (10m x 5.3m) with 2 pairs of electrically operated doors and space for a workshop. WC. Above is an extensive GAMES ROOM (12 x 3.85m) with a vaulted ceiling with great potential.

PERIOD STONE BARN (15.6m x 6.45m). Exposed stone walls, period roof timbers and corrugated roofs. Adjacent STABLE AND DOUBLE CARPORT. To the rear of this is a further PERIOD STONE BARN (19.3m X 5.7m) with corrugated roof and a lean-to ALITEX GREENHOUSE.

There is a further access to the east of the property with a gravel parking area, adjacent to which are the gas and oil tanks. In addition there is an ORCHARD planted with a range of fruit trees.

In all the land extends to approximately 16.5 acres including approximately 11 acres of paddocks and woodland.
SERVICES
Mains electricity, water and drainage. Oil fired central heating, (underfloor to the ground and first floors with radiators on the second floor in the main house).

POSTCODE
PO38 2AP

DIRECTIONS
From the village stores in Chale Green turn right and proceed on Appleford Road towards Godshill for a third of a mile and North Grounds will be found on the left hand side.

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