FLATBROOKS, POUND LANE, CALBOURNE, NEWPORT, ISLE OF WIGHT, PO30 4JX
GUIDE PRICE £850,000
An extended, stone-built period detached 4-5 bedroom family home with paddocks (in all about 6.5 Acres) and outbuildings in the heart of West Wight. Situated off a country lane near to Calbourne and Shalfleet, with no near neighbours, ten minutes drive from Yarmouth, Cowes and Newport. The property sits in its own land with an enclosed rear garden, swimming pool, two paddocks garaging and storage outbuilding. There are a wealth of period features within the house including beamed ceilings and stone fireplaces. The sunrises and sunsets can be outstanding as can the dark skies with no light pollution. Nearby are an excellent pub in Shalfleet with good food; the ferry at Yarmouth and wonderful coastal walks around Newtown Harbour (National Trust).

Originally two 18th Century farm cottages on the Swainston Estate, these were combined and extended about 40 years ago to form a well-proportioned L-shaped house with south-facing, enclosed mature rear gardens. The land has road frontage onto both Pound Lane and the A3054 and with the gardens and paddocks extends to 6.5 Acres (2.63 ha).

Re-roofed about 6 years ago with reclaimed clay tiles, the first floor was recently remodelled and the bathrooms upgraded with Porcelanosa tiles, fitments and with heated floors. The Ground floor has an impressive staircase/entrance hall and three good-sized reception rooms as well as a farmhouse kitchen with gas-fired two-oven AGA, utility room study (or fifth bedroom) and cloakroom. The First Floor has four double bedrooms, two of which have en-suite bath/shower rooms. There is a balcony running along the western elevation - ideal for enjoying the afternoon sun and spectacular countryside views. There are many period and architectural features including an inglenook fireplace, dormer windows, exposed beams and stonework. Reclaimed flagstone floors have been augmented by new craftsman-built oak farmhouse doors with wooden latches.
The accommodation is set out on two floors. It is described in the photographs and floorplans and more particularly below:

**Ground Floor:**
- Entrance/Staircase Hall
- Dining Room
- Drawing Room with Inglenook Fireplace and French Doors to Garden
- Sitting Room/Recreation Room
- Cloakroom with wc
- Farmhouse Kitchen/Breakfast Room with gas-fired 2 oven Aga range and French doors onto a paved terrace ideal for dining 'al-fresco'
- Utility Room

**First Floor:**
- Split Level and Galleried Landing
- Master Suite: Bedroom 1 with Shower Room 'en-suite'
- Guest Suite: Bedroom 2 with Bathroom 'en-suite'
- Family Bathroom
- Bedroom 3
- Bedroom 4
- Balcony

**Outside:**
The property is approached over a tarmac drive with parking area for several cars and with adjoining car ports. The gardens extend to the south and north of the property. They are mainly laid to lawn with a number of mature specimen trees and shrubs, many with lichens indicators of good clean air. There is a paved terrace ideal for dining 'al-fresco' and a heated swimming pool (2.818m x 11.253m approximately) with decked surround and safety fence. There is a mature pond, fruit trees and a number of poultry enclosures as well as a fine fruit/vegetable cage with raised beds. The bubbling Newtown Brook weaves its way through the paddocks on its way to the sea.

The principal outbuilding is single storey and is used as a workshop/garage with double up-and-over garage door, a materials store, a tractor shed and brick built store/tack room. It has its own separate entrance from the highway and hard-standing. There is electricity and water connected and the sewage treatment plant is nearby offering potential for residential or holiday let conversion (subject to obtaining any necessary planning or other statutory consents). The land
comprises 2 paddocks which are down to grass and which is currently grazed by llamas and alpacas under a licence arrangement. The gardens and paddocks are frequented by a wealth of local wildlife including: red squirrels, buzzards, kestrels, lapwing, fieldfare, pheasant, ducks, moorhen, woodpeckers, bullfinches, yellowhammers, wrens, long-tailed tits, goldfinches, and all manner of garden birds including robins that may feed from your hand. The garden has a number of fruit trees that yield large quantities of plums (including Victoria plums), damsons, apples (eaters and cookers), large quince, crab apples, cherries and medlar fruit. With stunning countryside views towards the nearby coastline, the grounds and paddocks offer an opportunity to 'grow your own' and live the good life. The present owner enjoys her own fruit, vegetables, eggs as well as honey from her own beehives.

**Services and Heating**
We are informed that the following mains services are connected to the property (subject to the conditions and stipulations of the relevant utility companies) electricity and water. Foul drainage is to a 'Tricel' private treatment plant within the curtilage of the property and with spare capacity should the outbuilding be developed at a future date. The heating system is provided by an LPG gas-fired boiler via radiators. This boiler also heats the swimming pool.

**Tenure & Possession, Fixtures & Fittings**
The property is offered Freehold, with vacant possession on the whole upon Completion. The seller does not include in the sale any gas or electrical appliances, however connected, or any other fixtures, unless expressly mentioned in these particulars as forming part of the sale. Some items may be available by separate negotiation.

**Viewing Arrangements**
Viewing is strictly by appointment with the Sole Agents Biles & Co. To view this property please contact our Isle of Wight office on 01983 872335

**Council Tax**
Band G - Amount payable 2017/2018 - £2,782.72

**The Isle of Wight**, situated off the South Coast of England, is becoming an ever-more popular location for permanent and second homes. The Island is famous for sailing in the Solent; for Cowes Week; for its beautiful coastline including sandy beaches and The Needles; spectacular countryside and long sunshine hours. Communication and transport links are excellent; regular car ferries connect with the national motorway network and fast catamarans have connections via Southampton and Portsmouth with direct trains to London Waterloo which can be reached within 2 hours of leaving the Island shore. Government-funded schools are numerous and independent schools (Ryde School and Priory School) thrive on the Island. Leisure opportunities abound - walking, riding, paragliding, hang-gliding, team sports, sailing, wind surfing and other water sports, rugby, football, cricket and golf clubs. Good transport links enable day trips to the shopping centres of West Quay, Southampton and Gunwharf Quays, Portsmouth.

**Calbourne** a West Wight village about 4 miles west of the Island's main shopping and administrative centre of Newport and about 7 miles from Freshwater. Within the village there is a church, inn, community centre, tennis court and water mill with restaurant. The countryside is beautiful and unspoiled. It offers access to footpaths and long distance Island trails. The spectacular and rural south west coast of the Island with its cliffs and sandy beaches is only three miles as the crow flies.

**Shalfleet** is a picturesque village on the north western coast of the Island lying between Newport and Yarmouth with its mainland link to Lymington. Within the village is a fine old church, primary school, village shop, popular local inn and beautiful walks along the creek to Newtown Harbour.

**Newtown** is a special place, with a history, beauty and rich variety of wildlife for you to discover. There are some lovely walks in this area and for those who enjoy a mix of history and nature Newtown makes for a wonderful day out.
IMPORTANT NOTICE: Biles & Co Ltd for themselves and for the Vendors of this property, whose agents they are, give notice that 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchases should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Biles & Co Ltd has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Biles & Co Ltd, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchases in inspecting properties which have been sold, let or withdrawn. Photographs taken June 2017 particulars prepared June 2017. 5. MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate. While we endeavor to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.