

SHEAT MANOR

CHILLERTON • NEWPORT • ISLE OF WIGHT







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A magnificent Grade II Listed Manor House set in approximately 8 acres with southerly downland views.*

Reception Hall/Dining Hall • Drawing Room • Sitting Room • Kitchen/Breakfast Room
Study • Utility Room • Secondary Kitchen • Garden Room • Three Cloakrooms

6 bedrooms • 5 bathrooms • Dressing Room • Loft Rooms including workshop

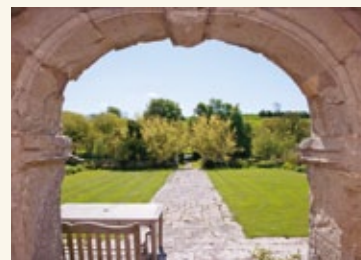
Cellars

Carport • Garage • Outbuildings

Gardens • Paddock and mature woodland extending to about 8.3 acres (3.37 ha)



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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.

The Area

Sheat Manor occupies a glorious south facing position with views over the surrounding downland. Situated within an Area of Outstanding Natural Beauty, there are excellent walks and riding directly accessible from the property throughout some of the Island's most picturesque countryside. Situated within 3 miles of Newport with its range of shops, the Manor's central position within the Island allows easy access to the Island's extensive Heritage coastline with numerous beaches being within a 20 minute drive. Cowes, internationally renowned for its sailing is approximately 9 miles away with further sailing facilities in Yarmouth, Seaview and Bembridge. The main independent school on the Island, Ryde School is approximately 10 miles away, there is also easy access to schools in Portsmouth or Walhampton School in Lymington.

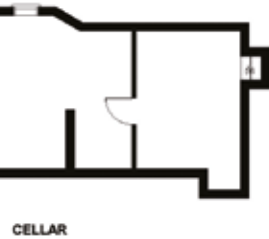
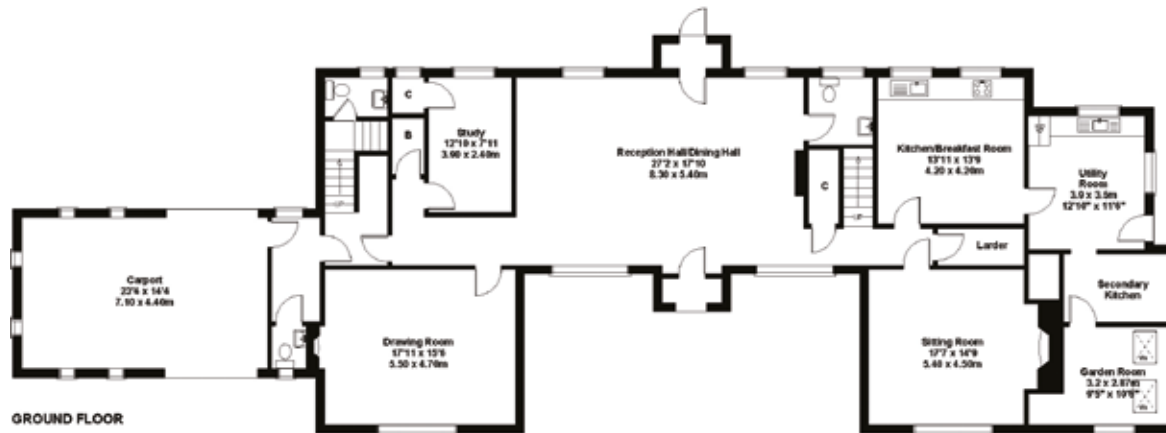
Sheat Manor

Sheat Manor is one of the finest examples on the Island of a stone built Jacobean Manor House. It was acquired by James Urry in 1585, who finished rebuilding the Manor House in 1604. Being from a prominent Catholic family, there was a Priesthole and there remains a secret escape tunnel from the cellar into the grounds. Designed with the principal rooms all facing south and with wide windows, the property provides particularly light accommodation whilst also having an array of characterful period features. These include fine stone fireplaces, wooden panelling and flagstone flooring, although the property is now in need of modernisation.

The impressive castellated entrance porch provides access through what is probably the original front door into a large reception hall, excellent for entertaining. There are two further elegant reception rooms with wide south facing windows, benefiting from fine views. In addition there is an oak panelled study and a series of useful rooms off the kitchen including utility room, secondary kitchen and garden room.

The first floor accommodation includes five bedrooms and five bathrooms whilst the second floor provides a further occasional bedroom and extensive workshop/attic stores which have great potential to provide further living accommodation subject to the necessary consents.





SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or Pobermans www.pobermans.co.uk



Gardens and Grounds

Approached through impressive stone pillared entrance gates, a gravelled drive leads over the stream and on through lawned gardens to the side of the house where there is ample parking and a carport. Immediately to the front of the house and incorporating a path to the front door is an attractive south facing walled garden with well stocked borders. This provides a superb setting for outdoor dining and entertaining from which there are fine views over the grounds and surrounding countryside. There is also a rear access to the north of the property which leads past a single garage to a further gravelled parking area to the rear of the house. There is a vegetable garden along with a series of garden stores and a log store to the east of the house.

A paddock of approximately 4.2 acres lies to the west of the property whilst there is an area of mature woodland with a stream running through it flanked by snowdrops and primroses in spring.

Shopping



Local shops are available in Carisbrooke (2 miles) whilst Newport has more extensive shopping facilities including M & S and Sainsbury. There is also now a Waitrose in East Cowes. Ryde, Cowes, Ventnor and Yarmouth have a range of boutique shops, cafes and restaurants.

Travel by Car



Communications are very good with the M3 motorway providing easy access to and from London and with the Hindhead tunnel, the A3 from London to Portsmouth is also a fast direct route, often taking less than 90 minutes. Connections from the mainland are good, with a number of car and passenger ferry routes.

Travel by Air



The private airfields of Sandown (7.7 miles) and Bembridge (12.3 miles) offer a link for private flights from the UK mainland.

Travel by Ferry



Portsmouth to Ryde – a fast catamaran passenger service. Journey time approx 22 minutes.

Portsmouth to Fishbourne – a car and passenger service. Journey time approx 40 minutes.

Southsea to Ryde – a passenger hovercraft service. Journey time approx 10 minutes.

Southampton to Cowes – a Red Jet Hi-Speed passenger service. Journey time approx 23 minutes.

Southampton to Cowes – a car and passenger service. Journey time approx 60 minutes.

Services

Mains water (supplied free of charge), electricity and drainage. Oil fired central heating.

Fixtures and Fittings

All those items known as tenant's fixtures and fittings together with fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation.

Tenure

Freehold.

Postcode

PO30 3EN

Directions

If approaching from the Yarmouth ferry terminal proceed along the A3054 towards Newport. After about 3 miles proceed through the village of Shalfleet and after the garage on the far side of the village take the first right onto Elm Lane signed to Calbourne. At the crossroads in Calbourne turn left by the Sun Inn onto the B3401 signed Newport. Proceed into Carisbrooke and straight over the first mini roundabout by the Waverley Public House and take a right onto Cedar Hill at the next mini roundabout. Proceed straight ahead at the next mini roundabout onto Whitcombe Road signed to Gatcombe. After approximately one and a half miles pass Highwood Lane on the left and just after the road bends to the right and before the village of Chillerton, the gravelled entrance drive for Sheat Manor will be found on the right hand side.

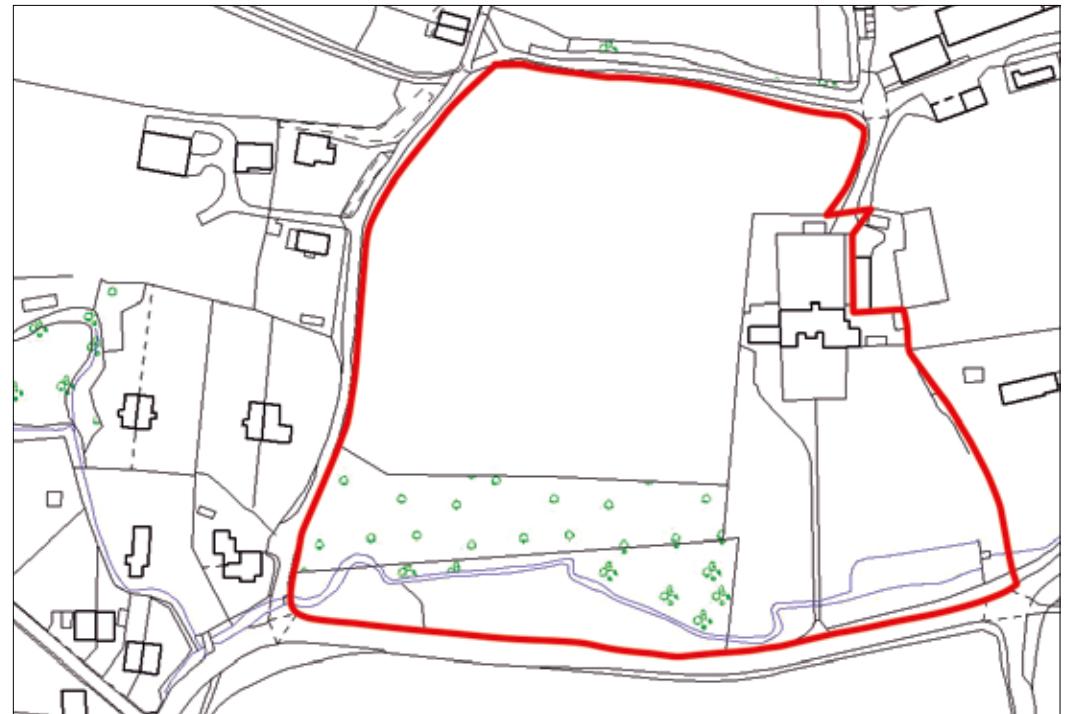
Viewings

All viewings will be strictly by prior arrangement with the joint selling agents Spence Willard and Knight Frank.

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard and Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor Knight Frank LLP has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT. The VAT position relating to the property may change without notice.

Particulars dated: February 2014. Photographs dated: 2013.





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Frank

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