

ARRETON MANOR, ARRETON, NEWPORT, ISLE OF WIGHT, PO30 3AA

GUIDE PRICE £2,100,000





ARRETON MANOR

Arreton, Isle of Wight PO30 3AA

One of the Island's finest historic stone manor houses set in about 4.5 acres of formal gardens and grounds, this property has a wealth of period features providing extensive accommodation including 8 bedrooms and 7 reception rooms together with outbuildings including The Old Dairy: a one-bedroom self-contained outbuilding currently used as a studio by the present owners and The Nook: a one bedroom annexe used to support the studio. Both have scope/potential for holiday or business accommodation (subject to obtaining any necessary statutory consents) enabling the Manor to appeal to both residential buyers and those keen to explore the commercial and tourist potential of this unique property. Nestling between a historic village and rolling downland, this Grade II* listed property has the potential to offer buyers the opportunity of diversifying from pure residential use and to augment income at this historic family home.

Arreton Manor is mentioned in the Domesday Book (1086) and has been owned by at least 8 monarchs, the earliest being Alfred the Great. Charles 1st reviewed troops on the lawn in 1629 and Queen Victoria planted a tree in the garden. Whilst parts are undoubtedly older (including a screen wall circa 1396) the majority of the present house dates from the Elizabethan and Jacobean periods and is built on a classic 'E' plan. It is provided with a wealth of period features including stone mullioned windows with leaded lights, fine wood panelling, Tudor-arched doorways and fireplaces as well as much of the original timbering and joinery. In 2000-2003 the house underwent an extensive but extremely sympathetic programme of restoration and renovation to maintain, preserve and improve the fabric of the building.





Property Description

The accommodation is set out on three storeys and comprises:

GROUND FLOOR

Family/Games Room
Cloakroom
'Prep' Kitchen
Study
Dining Room
Breakfast Room
Reception Hall
Manor House Kitchen – with 4 oven gas-fitted 'Aga'
Laundry/Utility Room
Bar
Snug
Drawing Room

LOWER GROUND FLOOR

Cellarage

FIRST FLOOR

Master Bedroom – with bathroom 'en-suite'
Bedroom Two – with adjoining bathroom
The Solar
Bedroom Three – with shower room 'en-suite'
Bedroom Four
Bedroom Five
Bedroom Six
Family Bathroom

SECOND FLOOR

Bedroom Seven
Bedroom Eight
Play Room
Roof Space/Attic Storage



Planning

The owners of the Manor hold a letter dated 3rd February 2010 from the Local Planning Authority confirming support in principle for 3-4 units of holiday accommodation in the Old Stable Block and Coach House. A structural survey from late 2009 supports this.

Outside

The property is approached by electric powered, remote controlled, wrought iron gates on a tree lined gravelled driveway. The gardens of Arreton Manor are a true delight, having been carefully sculpted by the current owners in the Elizabethan style with formal gardens and box hedging to reflect the historic importance and age of the house and gardens. Like many gardens of the period they have been divided into clearly defined areas, garden rooms effectively. These comprise in the main; The Knot Garden based on a design by Walter Stonhouse and centred around a Bramley apple tree to the east of the house. The Rose Garden which is arranged around a walnut tree and comprises Old English roses selected for their perfume. The Terraced Garden is arranged over four tiers, including a maze, a knot garden and a water terrace, each with their own individual character and each designed to be best viewed from the terrace above, creating a spectacular effect with the Arreton Downs as the backdrop. To the west of the garden is a large car park used for functions or perhaps to be grazed over to form a paddock. There is also a further entrance via a right of way from the south leading to driveways either side of the Old Stable Block and Coach House.

The grounds extend, in all, to about 4.5 acres. There are lawns, woodland areas and two large ornamental ponds screened by a low yew hedge. There are views to the Yarborough monument on Culver Down in the distance. Gravelled paths meander through the gardens; stone walls, pergolas and a wealth of trees and shrubs, all combine to provide an extremely attractive and secluded setting. There are a range of garden stores and an automatic irrigation system serving pots throughout the garden.

Outbuildings

Garage: A green oak-framed open-fronted garage with workshop/store.

The Nook: A self-contained annexe with the potential for holiday letting accommodation with Bedroom, Shower Room



and Kitchen/Sitting/Dining area, situated at the north east of the Manor.

The Old Dairy: a converted detached stone and brick outbuilding is currently used as a recording studio, with kitchenette, mezzanine bedroom and shower room, but would make a superb annexe arranged over 2 floors, subject to obtaining the necessary consents.

The Old Stable Block and Coach House: lies to the south west of the house and extends to about 2,000 sq ft on the ground floor alone. Once partly a gift shop, this currently comprises stabling, workshop and stores, most of the building has a first floor. Planning permission for use as holiday cottages has lapsed but demonstrates their potential for conversion. The building has been professionally surveyed (late 2009) and identified as







structurally capable of conversion. The local Planning Authority have confirmed by letter dated 3rd February 2010 that they would support an application for 3-4 units of holiday accommodation in the building. The Isle of Wight is an established and extremely popular destination for self catering holidays.

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 electrical appliances, however connected, or any other fixtures, unless expressly mentioned in these particulars as forming part of the sale.

Services & 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) water, electricity and gas. Foul drainage is to a private system. Heating is from a gas-fired boiler via radiators.

Council Tax: Band H. Amount Payable for 2014/15 £2,979.40

Arreton

Arreton lies on the Southern slopes of Arreton Down in the centre of the Isle of Wight with views over the surrounding downland and countryside. Arreton has a range of amenities, among which are two public houses, craft shops, village shop, Primary School and 12th Century Church. More extensive facilities can be found in the market town of Newport. For those wishing to sail The Solent offers an abundance of opportunity and the world renowned sailing venue of Cowes is only 8 miles away. The Island has a diverse range of water and land based sports with extensive areas of unspoilt coast and downland designated as an Area of Outstanding Natural Beauty. Superb country walks can be accessed from the property.

The Isle of Wight

The Isle of Wight, situated off the South Coast of England, is becoming an ever-more popular location for permanent and second homes. Made popular by Queen Victoria, who had her maritime residence at Osborne, 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. There are now many more facilities than once was the case, Waitrose, Sainsbury, Tesco and M&S all now have a presence as have other national chains. Government-funded schools are numerous and independent schools thrive on the Island with some children attending prep and public schools on the mainland. Leisure opportunities abound - walking, riding, paragliding, hang-glider, team sports, sailing, wind surfing and other water sports, rugby, football (Newport Football Club) cricket and golf clubs. Good transport links enable day trips to the shopping centres of West Quay, Southampton and Gunwharf Quays, Portsmouth.

Communications

The property is currently connected to high speed (20mb) internet with wi-fi in every room. Communication and transport links are excellent; the house is only 10 minutes away from Fishbourne and only 3 hours door to door from London. Regular car ferries connect with the national motorway network and fast catamarans have connections via Southampton and Portsmouth to direct trains to London Waterloo which can be reached within 2 hours of leaving the Island shore.

Directions

Leaving the Fishbourne car ferry terminal turn right at the traffic lights onto the main road towards Newport (A3054). Follow the road through Wootton Bridge and at the top of Wootton High Street, at the traffic lights turn left by the Cedars Public House onto Station Road. Proceed for 1 mile and at the mini roundabout turn left onto the Briddlesford Road towards Sandown (A3056) for 2 miles. Proceed straight over the roundabout at Robin Hill towards Arreton. The entrance to Arreton Manor will be found on the left after about a mile.

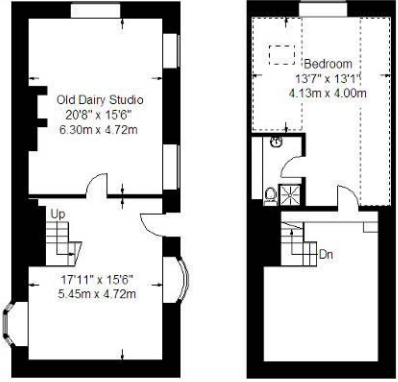
Viewing Arrangements

Viewing is strictly by prior appointment with the Sole Agents; **Biles & Co.** Prior to making an appointment to view, it is recommended that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property. The agents are pleased to help with any enquiries. **To view this property please contact our Isle of Wight Office on 01983 872335**

**www.bilesandco.co.uk
mail@bilesandco.co.uk**

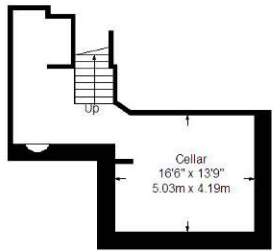


Approximate Gross Internal Area
 928 sq m / 9989 sq ft
 Cellar = 36 sq m / 387 sq ft
 Old Dairy = 115 sq m / 1238 sq ft
 Total = 1079 sq m / 11614 sq ft



(Not Shown In Actual Location / Orientation)
 Old Dairy Ground Floor

Old Dairy First Floor



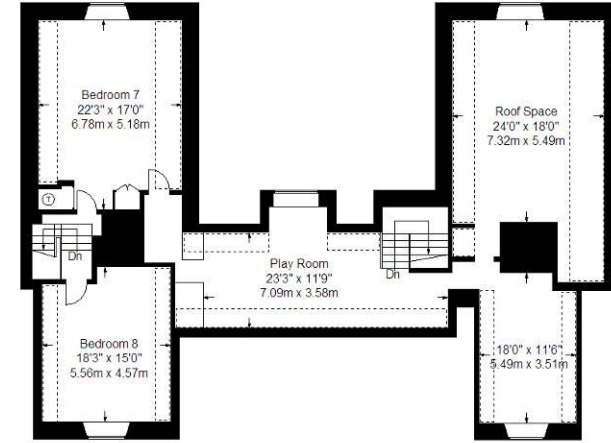
Cellar



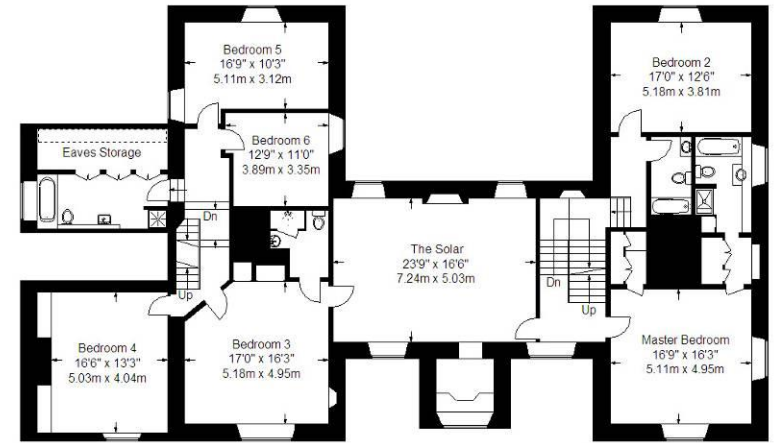
Ground Floor

Reduced headroom below 1.5 m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID104213)



Second Floor



First Floor



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 purchasers 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 purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken April 2014 particulars prepared May 2014. **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.