



BENNETT STONE BARN

Newport Road, Godshell, VENTNOR, Isle of Wight PO38 3LY



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A rare opportunity to purchase a partly converted stone barn, set within just under 5 acres of land including a number of outbuildings benefitting from wonderful rural views.

£540,000 Offers in Excess Of

BENNETT STONE BARN

Planning Permission for two-bedroom dwelling | Ideal Development or Self-Build Opportunity
Character Enhancing Period Features | Open Plan Kitchen/Living/Dining Area | Bedroom

In all approximately XXX sq m (XXXX sq ft)

BUILDINGS

Hay Barn | Stables with tack/feed stores | Wood Store

LAND AND EQUESTRIAN FACILITY

Panoramic rural views | Gardens and grounds of 4.71 acres acres of land
Copse | Sand School | Adjacent to public bridleway

In all approximately XXX sq m (XXXX sq ft)

For sale by private treaty

Available as a whole



BENNETT STONE BARN

A rare opportunity to purchase a partly converted 2-bedroom stone barn, with considerable scope for extending set within about 5 acres of land including a number of outbuildings and sand school. The property enjoys wonderful rural views across The Downs and adjoining farmland.

SITUATION

The property is located on the outskirts of a quintessentially English village of Godshill with a historic Church in view on the hill, thatched cottages, traditional pubs, numerous tea rooms and gift shops. Conveniently situated near the A3020, the main road between Newport and Shanklin, making both amenities and the south Wight coastline accessible. Adjacent to public bridleway.

BENNETT STONE BARN

Steps lead to the large stone terrace, which extends the length of the south side of the barn. Contemporary black French doors flood the barn with natural light. The barn feels spacious partly due an open vaulted timber beam ceiling, whitewashed stone walls and oak flooring. The existing layout of the barn is an open planned living area, dining area, lounge with open fireplace and hearth. There is a partly completed room which is partly insulated and could be utilised as a utility or kitchen, if required. The property also benefits

from a stable block to the rear of the property which within the planning consent comprises two double bedrooms both en suite. The panoramic rural vista extends south across farmland, the downs, Ventnor and beyond.

BUILDINGS

The property benefits from a number of useable buildings including a hay store, a stable block of metal frame construction comprising various loose boxes and feed store, recently painted and waterproof wood store all of which have the potential for conversion (stpp). The buildings also benefit from a positive pre-application (dated October 2020) whereby the planning authority confirmed that “the demolition of existing barn and stables (in part) for a proposed holiday unit could be acceptable”. There are two concrete pads and footings to the west and east of the property.

The barns are in an elevated and rural position.

LAND AND EQUESTRIAN FACILITY

The land is laid to grass extending to 3.5 acres with an additional 1 acre of copse with a stream to the west. The private driveway is edged with chalk boulders and mature greenery and provides plentiful parking.

There is a sand school with a chalk base and sand surface.



FLOOR PLANS TO FOLLOW

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public or private rights of way across the property. There is a public bridleway (outside of the properties curtilage) to the north.

Services

The property and stables are served by mains electric. Water requires connection to the mains supply, which is by the main road (Godshill Road). There is no heating currently serving the property. The property is served by private drainage (Klargester) which is currently disconnected.

Tenure

Freehold with vacant possession.

Local Authority

Isle of Wight Council.

Planning

The property is outside of the Isle of Wight Area of Outstanding Natural Beauty. The barn benefits from full planning permission (under reference 19/01257/FUL) for the conversion into a two-bedroom dwelling. The vendors have received a positive pre-application from the Isle of Wight Council (October 2020) reference to the demolition of the hay store and stables (in part) to provide space for a proposed holiday unit. Further information can be made available to prospective buyers from the sales agents.

Access

The property benefits from an all-purpose right of access across the area hatched orange on the sale plan. The property has its own exclusive internal track off of the farm track

leading to the property, this is hatched blue on the sale plan.

Postcode

PO38 3LY.

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 misstatement shall not annul a sale or entitle any party to compensation in respect thereof.



///snapped.grinders.minerals

Viewings

By appointment with BCM only.

Selling Agent

BCM, Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight PO30 3DE

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NB. These particulars and photos are as at November 2020.

Covid-19

BCM does not guarantee a completely sterile environment. Please refer to our Viewing Protocol (available from the selling agents) for further information.



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Plotted Scale - 1:2500. Paper Size - A4

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