



LITTLE GATCOMBE FARM
NEWBARN LANE, GATCOMBE, ISLE OF WIGHT

spence
willard

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OF WIGHT,

LARGE MODERN FARMHOUSE IN
THE RURAL VILLAGE OF GATCOMBE
PRESENTED WITH 24 ACRES OF LAND,
A LARGE MODERN BARN, DETACHED
GARAGE, TIMBER STABLE BLOCK AND
SAND SCHOOL. THIS HOME OFFERS
A WEALTH OF POSSIBILITIES AS
HISTORICALLY IT HAS BEEN USED AS
A BED AND BREAKFAST VENUE AND A
COUNTRY TEAROOM.



Located in the picturesque village of Gatcombe, on the outskirts of the Island's county town of Newport. Little Gatcombe Farm offers a wealth of opportunities to its new owners, as historically the farm has been presented as a country tearoom, bed and breakfast accommodation, and further offers possibilities as a livery with sand school, attached to 24 acres of paddocks and formal gardens.

There is a large modern barn which houses 6 large individual stalls and is provided with power and water. Adjacent to the barn across the concreted courtyard area are an additional **TWO STABLES** and an open barn which would be ideal as a tack room. One end of the barn has been hived off to provide a great office space giving further potential to an equestrian buyer. Beyond the barn there is a large sand school which is enclosed and ideal for a keen horse rider to give ample additional space for daily exercise. The area is popular with horse riders and gives access to superb rides across the many bridleways around the Island.

The property was built in 1999 and provides spacious accommodation over two floors with superb views over the surrounding countryside. On entering, there is a large porch perfect for kicking off your muddy boots ready to relax within its homely interior. There is a large **LIVING ROOM** which is triple aspect with a great outlook to the front and rear and access to a large conservatory. The **CONSERVATORY** has allowed the current owners a great business model with a country tearoom, which is accessed independently from the homes main entrance and gives an ideal space in which to enjoy a cream tea and take in the views across your own neighbouring paddock. A large additional **RECEPTION ROOM**, which has been utilised as a fifth **DOUBLE BEDROOM** on the ground floor by the current occupier, again offers dual aspect windows and great views across your land. The **KITCHEN** space is sizable and has been fitted with an abundance of storage and ample space for a family breakfast table. Additionally, on the ground floor is a separate **CLOAKROOM** with ample space to provide a utility area to house additional appliances.



The first floor accommodation is comprised of **FOUR DOUBLE BEDROOMS**, three of which have **EN-SUITE SHOWER ROOMS** and the fourth served by a modern family **BATHROOM**. In addition to the tearoom the owners have also in the past offered bed and breakfast accommodation which proved popular with visitors seeking a countryside retreat close to fantastic and scenic country walks.

The property offers extensive parking for vehicles within a large, gravelled driveway which has entrance and exit gates for visitors. A large **DOUBLE GARAGE** has been recently constructed and due to its finish offers great potential as a home office.

The property and land give an abundance of options to any buyers seeking a home with various business opportunities. Whether you have a taste of living from your own expanse of land, a taste of hospitality within its already set up bed and breakfast accommodation or a country tea room with a proven track record, this substantial property with its extensive land will more than deliver to your needs.

TENURE Freehold

POSTCODE PO30 3EQ

COUNCIL TAX E

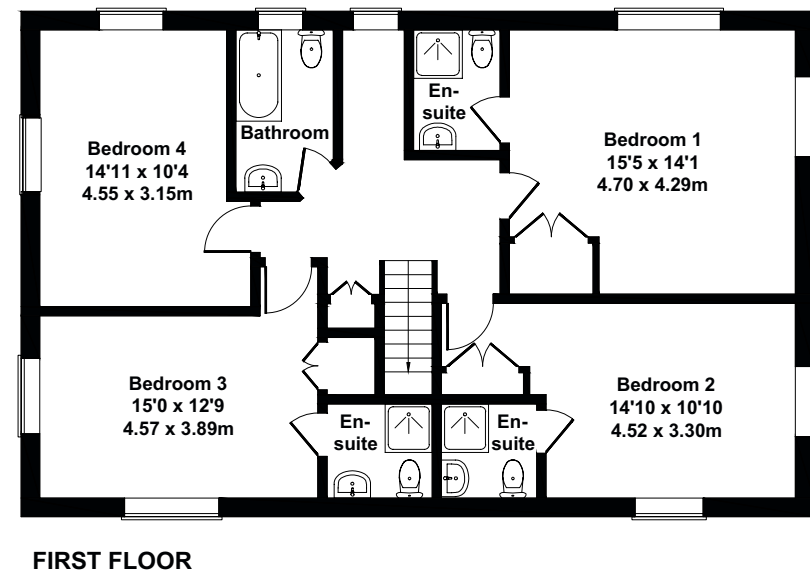
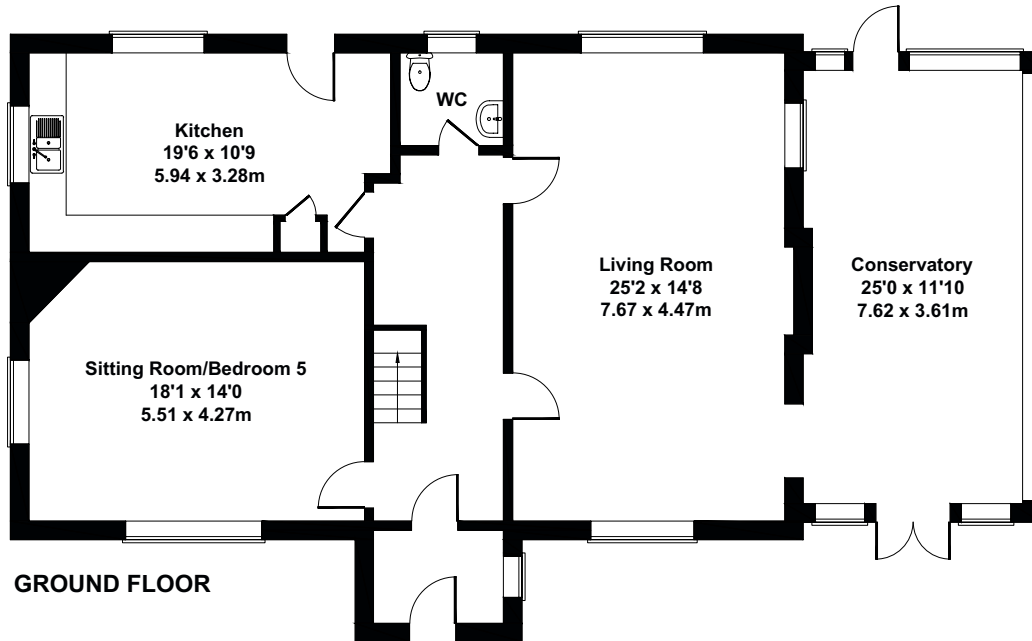
SERVICES Mains water and electricity. Septic tank. Oil fired central heating.

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.





Approximate Gross Internal Area
2396 sq ft - 223 sq m



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