



**WINSTONE FARMHOUSE**  
ST JOHNS ROAD, WROXALL, ISLE OF WIGHT



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OF WIGHT

**A BEAUTIFULLY REFURBISHED PERIOD FARMHOUSE WITH STONE BARNES AND APPROXIMATELY 0.8 ACRE, SET WITHIN A RURAL LOCATION.**

This handsome period farmhouse has been extensively and sensitively renovated and modernised by the current owners. The renovation works carried out over the last 8 years have included complete internal modernisation, with insulation to the downstairs external walls, new electrical, plumbing and heating systems were also installed with cast iron radiators fitted. HDMI wiring has been laid on to a series of wall mounted television points. New bespoke hardwood windows with slimlight double glazing have been installed, along with wide plank engineered oak flooring to the ground floor. The house is not Listed and benefits from large windows which make the most of the fine views, front and rear, from virtually every room. Chimneys and fireplaces were renovated and two woodburning stoves installed.



Adjoining the farmhouse is The Old Dairy, an old stone building offering further potential, whilst to the west of the farmhouse is a further stone barn. In addition to the extensive parking area, there is a large rear garden, including a variety of fruit trees and a small mature woodland copse, which is an attractive backdrop to the property.

The property is located in an attractive rural setting accessed via a track, (shared with two other properties situated on the approach to Winstone Farmhouse) and is also a bridleway giving direct access to excellent country walks/ rides with a network of paths leading to Shanklin Down. To the east are the former stone barns which are in a separate single ownership and are currently undergoing residential conversion and now have their own driveway. This attractive setting provides both lovely country views and attracts an array of wildlife whilst the south coast of the Island and town of Ventnor are just a short drive away.

## ACCOMMODATION

**ENTRANCE PORCH** A panelled and partially glazed front door opens to:

**ENTRANCE HALL** A spacious entrance to the house with oak flooring and a staircase to the first floor.

**KITCHEN/ DINING ROOM** Fitted with a good range of base and wall cupboard with worksurfaces, 1 ½ bowl ceramic sink with mixer tap, integral Hotpoint double oven and microwave. Ceramic hob with extractor over, space for fridge freezer. Wonderful Inglenook fireplace with an ancient beam over, housing a wood burning stove. Wide plank oak flooring.

**STUDY** A pair of partially glazed doors open to the rear garden and provide views over the garden and to the downland in the distance. Oak flooring.

**SITTING ROOM** An attractive dual aspect room with country views both to the front and rear, oak flooring. Brick fireplace housing wood burning stove set on a stone hearth with built-in cupboards to either side.

**BOOT ROOM** Accessed from the driveway is a lean-to structure providing a useful further entrance with built-in boot and shoe rack, coat hooks and seating also providing storage with a part glazed door leading to the kitchen.

**UTILITY ROOM** Situated within part of The Old Dairy, adjoining the main house there is space and plumbing for washing machine, dryer and under counter freezer



with worksurface over and walled cupboards. Vaillant wall-mounted gas fired boiler and direct hot water cylinder. Further coat hooks.

**CLOAKROOM** Also within part of the Old Dairy a useful downstairs cloakroom.

### FIRST FLOOR

**LANDING** Hatch access to roof space. Cast-iron radiator.

**BEDROOM 1** A good-sized dual aspect double bedroom with deep windows to both the front and rear elevations. Southerly country views towards Stenbury Down to the front and to the rear over the garden and beyond. Built-in cupboard with hanging space, built-in shelving, mirror and automatic light.

**SHOWER ROOM EN-SUITE** Large walk-in shower cubicle tiled in limestone, wash basin, WC and heated towel rail.

**BEDROOM 2** A double bedroom with southerly country views and a large built-in cupboard with automatic light and mirror.

**BEDROOM 3** A further double bedroom with deep window overlooking the rear garden and countryside beyond. Large built-in cupboard with automatic light and mirror.

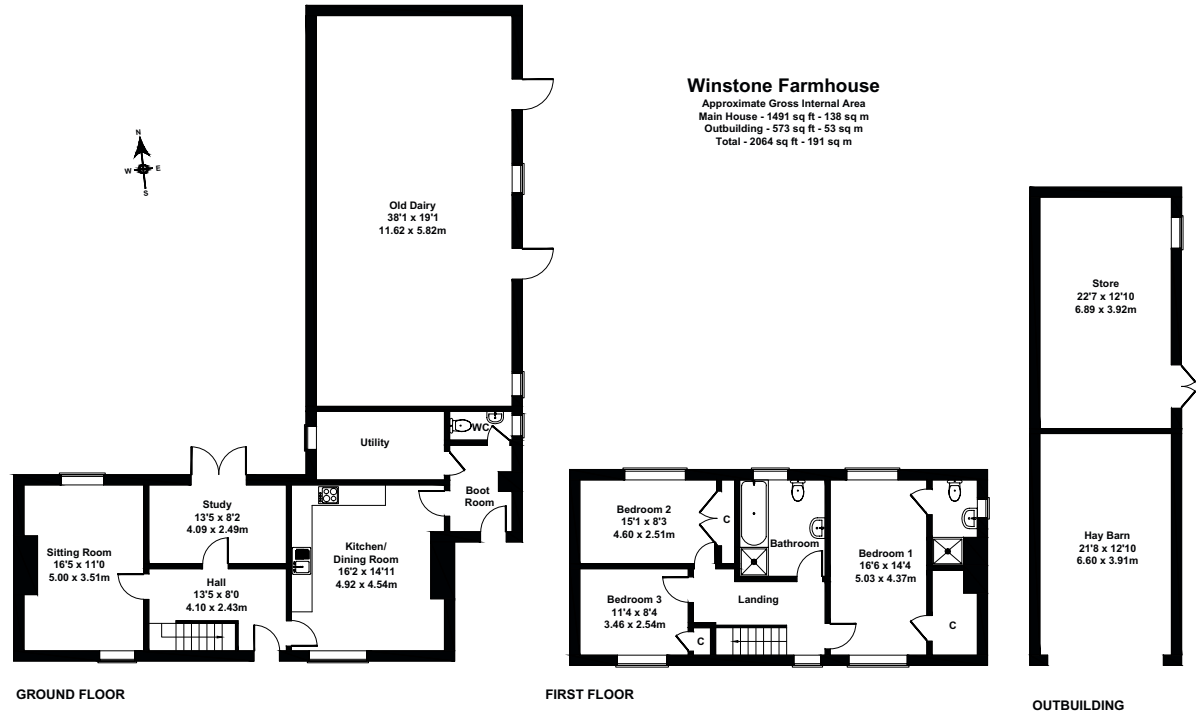
**BATHROOM** Bath with shower attachment over, separate walk-in shower tiled in limestone, wash basin, wc and heated towel rail.

### OUTSIDE

A gravel driveway to the eastern side of the house provides extensive parking (for at least 8 cars), outside power point and tap with hot and cold supply. **THE OLD DAIRY**, a period stone building adjoining the farmhouse fronting the







drive way. Currently used as a store, with great character and further potential.

**HAY BARN** A detached period stone barn with a slate roof to the west of the house comprising an open-fronted section facing the access track. A store to the rear is approached via double doors. Adjacent timber shed.

There is a lawned garden to the front of the farmhouse whilst the principal gardens lie to the rear and comprise an extensive lawned garden, fruit trees, with a mature copse along the northern boundary, forming an attractive backdrop

planted with a variety of spring bulbs. To the west of the garden is a modern timber clad mobile stable, (available by separate negotiation). There are attractive views over the gardens and the surrounding countryside.

**SERVICES** Mains water, electricity and gas. Private drainage, (with a new system likely to be required). **GAS FIRED CENTRAL HEATING.**

**EPC RATING C**

**COUNCIL TAX Band D**

**POSTCODE PO38 3AA**

**DIRECTIONS** From Godshill proceed east on the A3020 and at the mini roundabout at Whiteley Bank proceed towards Wroxall on the B3327 and after approx. a third mile take the track on your left by the sign for Wroxall with an adjacent bus stop, (just before the Donkey Sanctuary on the right). Follow the track for approximately 100m and the property will be found on the left.

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

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