

SPENCE WILLARD



Moorfield Chase, Chilton Lane, Brighstone, Isle of Wight, PO30 4DR

*An exceptional and highly versatile large family home with income from two high standard rental cottages set in 5.5 acres of land with fabulous equestrian facilities including paddocks, stables, storage barns and a sand school.*

VIEWING

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This impressive property presents a rare opportunity to acquire a complete lifestyle package, perfectly suited to those with equestrian interests. The main house sits within formal grounds and provides generously proportioned accommodation throughout. A spacious and welcoming reception hall leads into a superb kitchen/breakfast room, which in turn connects to both a large living room and a charming sitting room with an open fireplace, flowing seamlessly into a garden/sun room. A useful cloakroom with adjoining shower room links through to a substantial utility area, formerly part of an integral double garage and a boot room sits to one side of the property, ideal for storing muddy boots, workwear and accommodating pets. Upstairs, three generous double bedrooms enjoy attractive views over the surrounding countryside and share a Jack-and-Jill family bathroom. A door from the landing also leads into a substantial loft area, offering excellent potential for conversion if desired (subject to the necessary permissions and regulatory approvals). Adjoining the main house is a self-contained one-bedroom annexe with its own private courtyard style garden. This space connects internally to the main property and could be easily incorporated into the principal accommodation if desired. Outside, the block-paved driveway provides ample parking and turning space for several vehicles and is bordered by a formal lawn with well-planted beds and borders. To the rear, a more formal garden features a superb entertaining terrace with a veranda overhang, finished with composite decking and paving. The lawns extend to a productive vegetable and fruit garden on one side and open through to an additional area of garden known as the orchard.

A charming former coach house/stable building has been thoughtfully converted into two delightful two-bedroom holiday cottages, each with a private courtyard garden and a proven track record of generating a strong income. Complementing these are a timber L-shaped block of storage barns and a stable as well as a separate laundry and garden WC. The main house, annexe and holiday cottages all benefit from full residential permissions, making the property ideally suited to a multi-generational family wishing to live together while enjoying independent spaces.

In addition, The Yard provides excellent dedicated equestrian facilities, including a block of barn stables with tack room and hay barn. Beyond this lies an enclosed sand school and a selection of paddocks with outbuildings and shelters. The paddocks also benefit from separate access off Chilton Lane if required. The Yard is currently rented out and provides an additional income.

## LOCATION

Set on the tranquil rural edge of this well-regarded West Wight village, Moorfield Chase is conveniently positioned just over half a mile from the village centre, where you'll find everyday amenities including two churches, a primary school, doctor's surgery, general store/post office, community library, pub, hairdresser, a tea rooms and a cafe/bistro. The area is rich in footpaths and bridleways, opening up extensive downland and coastal walking routes. Chilton Chine beach is around a ten-minute stroll away, with the Military Road providing easy access to several other beautiful beaches along the Island's south-western shoreline.

## RECEPTION HALL

6.116 x 2.949 (20'1" x 9'8")

A large welcoming entrance would be an ideal snug or study area, with built in cupboard. Stylish double doors lead through to:

## KITCHEN/BREAKFAST ROOM

6.15m x 4.85m plus large recess (20'2" x 15'10" plus large recess)

A well designed kitchen forming the heart of the home, featuring a large and moveable central island with wooden worktop and seating for relaxed dining. Stylish cabinetry and matching wood surfaces create a warm, cohesive look, complemented by a farmhouse-style sink, a range cooker and dishwasher. A striking overhead light fitting adds character, while two large tri-folding windows flood the space with natural light and frame views of the garden. The room connects seamlessly to the outdoor entertaining area to form an outside bar, making it ideal for both everyday living and social gatherings.

## SITTING ROOM

5.50m x 4.25m (18'0" x 13'11")

An ample room with central fireplace and arched recesses either side. Opening through to:

## GARDEN/SUN ROOM

5.30m x 3.00m (17'4" x 9'10")

A bright space with an outlook on three sides and a door leading out to the paved patio terrace.

## LIVING ROOM

7.00m x 4.60m (22'11" x 15'1")

A large reception room leading off the kitchen/breakfast with a sizeable lounge area complete with industrial style wall shelving and a dining area adjacent to double doors leading out to the entertainment terrace and rear garden.

## BOOT ROOM

2.90m x 2.60m (9'6" x 8'6")

A useful room with direct connection to outside, perfect for removing muddy boots, workwear and pets. There is built-in storage cupboards and work surface together with space for a secondary dishwasher.

## CLOAKROOM

3.61 max x 2.84 max l'shaped (11'10" max x 9'3" max l'shaped)

A versatile 'L' shaped room leading to the utility area and benefitting from an en suite shower room off, fitted out in a modern industrial style.

## UTILITY AREA

4.40m x 3.60m (14'5" x 11'9")

An extremely useful space (formerly part of a double garage), providing fabulous storage with a run of wall and base cupboards and work surface, a sink unit and space beneath for a freestanding washing machine and tumble dryer. A side door provides access to the garden as well as the original double garage door offering a very practical access for larger items.





### FIRST FLOOR

The landing has easy access to a large and useful area of boarded loft space with huge potential for conversion.

### BEDROOM 1

3.75m to wardrobes x 3.65m (12'3" to wardrobes x 11'11")  
A good double bedroom with built-in wardrobe cupboards and enjoying a dual aspect with a pleasant views across the neighbouring countryside to the sea beyond.

### BEDROOM 2

3.40m x 3.50m max (11'1" x 11'5" max)  
Another good double bedroom with a low level storage cupboard and enjoying an outlook to the front with far reaching country views.

### BEDROOM 3

3.35m x 2.50m (10'11" x 8'2")  
A double bedroom with similar views to Bedroom 2 and featuring two deep built in wardrobe/storage cupboards.

### FAMILY BATHROOM

A smart 'Jack n' Jill' facility to both the landing and Bedroom 1 featuring a modern white suite comprising WC, wash basin and a stylish freestanding oval bath with side mounted shower tap attachment.

### ANNEXE

Enjoying its own private entrance and courtyard style garden.

### ANNEXE LOUNGE/BEDROOM

4.85m x 3.05m (15'10" x 10'0")  
A light dual aspect room with direct access out to the private garden.

### ANNEXE KITCHEN

3.15m x 2.95m (10'4" x 9'8")  
A light dual aspect room fitted with modern light grey coloured units complemented by wood effect work surfaces and integrated cooking appliances, creating a smart stylish finish.

### OFFICE/ANNEXE BEDROOM

4.10m x 2.90m (13'5" x 9'6")  
Either useable as a bedroom within the annexe or potential as an office/study leading off the main reception hall. A large storage cupboard leads off the room providing a practical wardrobe or store.

### ANNEXE BATHROOM

2.55m x 1.85m (8'4" x 6'0")  
Fitted with a white suite comprising of a bath with shower over, a WC and work surface with inset wash basin and storage beneath.



## OUTSIDE

The property is set within generous gardens to both the front and rear, complemented by a number of paddocks, a sand school and a large area known as the orchard. In total, the land extends to approximately 5.5 acres. At the front, established hedging and shrubs frame a sizeable garden and a sweeping block-paved driveway, providing extensive parking and turning space for multiple vehicles, as well as access to the holiday cottages, laundry room/garden WC (with sink and washing machine), additional parking and outbuildings and on through to 'The Yard' with stabling, tack room, hay barn, sand school and paddocks.

The rear garden of the main house is attractively landscaped with a variety of mature plants, trees and shrubs, creating a series of formal garden areas, including a vegetable and fruit garden with greenhouse and shed. The stylish entertaining terrace comprising a raised composite decking with veranda over and timber cladding is designed for relaxation and is complemented by a paved patio adjacent to the garden/sun room. The tri-folding windows of the kitchen/breakfast room make a perfect bar area to sit out under the veranda and enjoy the garden. The orchard sits beyond the rear garden and is bordered by trees providing a degree of shelter and further recreational space for a family.

## COUNCIL TAX BAND

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## THE COACH HOUSE

### OPEN PLAN KITCHEN/LIVING ROOM

6.95m x 2.93m plus recess (22'9" x 9'7" plus recess)  
Fitted with a modern fully equipped kitchen to one end, including integrated fridge, freezer, dishwasher, electric oven, microwave and ceramic hob with extractor over. The lounge area provides space for a small dining table and features double doors leading out to the parking area where there is also access to its own private area of garden.

### BEDROOM 1

4.15m x 2.65m (13'7" x 8'8")  
A double/twin bedroom overlooking the private garden area.

### BEDROOM 2

4.10m x 2.65m (13'5" x 8'8")  
Another double/twin bedroom.

### BATHROOM

Fitted with a modern shower/bath with shower over, a WC and a vanity washbasin and heated towel rail.

## THE STABLES

### OPEN PLAN KITCHEN/LIVING ROOM

6.95m x 4.35m max (22'9" x 14'3" max)  
A generous room with a large peninsular which incorporates storage beneath and a breakfast bar designates the well fitted kitchen area including integrated fridge, freezer, dishwasher, electric oven, microwave and ceramic hob with extractor hood over. A stable door leads out to the private area of garden.

### BEDROOM 1

3.55m x 2.65m (11'7" x 8'8")  
A double/twin bedroom.

### BEDROOM 2

2.70m x 2.65m (8'10" x 8'8")  
A double/twin bedroom with an outlook to the private area of garden.

### BATHROOM

Fitted with a modern shower/bath with shower over, a WC and a vanity washbasin and heated towel rail.

### SERVICES

Mains electricity and water, private treatment plant for drainage (installed in recent years) and two Calor gas tanks, one for the main property and one for the holiday cottages.

### EPC RATINGS

Moorfield Chase - E  
Annexe - E  
The Coach House - E  
The Stables - E

### TENURE

Freehold

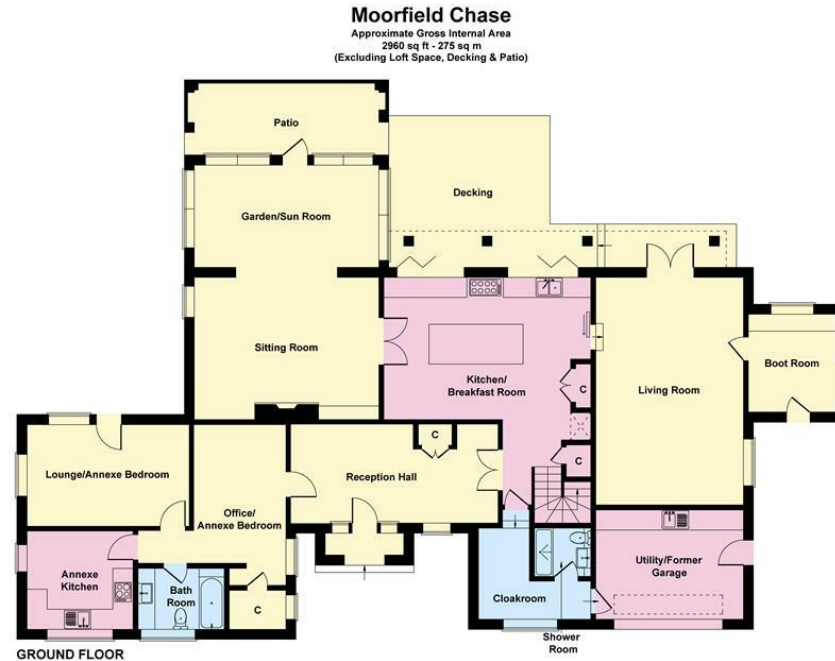
### POSTCODE

PO30 4DR

### VIEWINGS

Strictly by appointment with the selling agent Spence Willard.





**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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