

SPENCE WILLARD



Great Budbridge Manor & Organic Glasshouse Nurseries

An exquisite historic Jacobean Manor House set in delightful grounds of around 16.25 acres with traditional outbuildings and organic glasshouse nurseries with a particularly attractive approach passing the ancient carp ponds

VIEWING

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Located within a quiet rural area, mid-way between the county town of Newport and the island's southeastern coast within the Arreton Valley, an area known for its sunny climate and horticulture. The property is approached via a no through lane so enjoys seclusion whilst being adjacent to a cycle path and the network of paths running through the surrounding countryside. The mature grounds are bordered by the Eastern Yar.

HISTORY

Great Budbridge Manor is an ancient manor house. Protected beside the Eastern Yar river, water meadows, and later a moat, the site has long been a place of settlement and security. Medieval records from Quarr Abbey refer to Budbridge's meadows and fishponds, likely used by monks for breeding carp. In 1624, Great Budbridge was sold to Sir Robert Dillington who had the present house built in 1633. A classic example of Jacobean architecture, there were subsequent 18th and 19th century extensions, with the house being Listed, Grade II.

DESCRIPTION

The house retains a wide array of period features including many flagstone floors and a particularly impressive fireplace in the dining room. The majority of rooms enjoy the light with large windows taking in the views over the delightful gardens and grounds. The property benefits from a good range of traditional outbuildings including an impressive tithe barn, stables, adjacent coach house and extensive organic glasshouse site. A useful and substantial farm office building, historically serving the adjacent organic tomato growing site, is situated next to the secondary drive.

ACCOMMODATION

GROUND FLOOR

A carved stone arched entrance, dated 1668, leads into a PORCH with bench seating and front door opening to the ENTRANCE HALL with flagstone flooring and staircase rising to the first floor. A series of formal reception rooms to the front of the house overlook the gardens.

The DRAWING ROOM, a light dual aspect room with lovely views and access to the gardens has oak flooring whilst the impressively proportioned DINING ROOM with a high ceiling, exposed beams, an impressive large open fireplace along with flagstone flooring and large window seat overlooking the front gardens and ponds. The MUSIC ROOM has a bay window, timber flooring and sealed fireplace.

A spacious KITCHEN/BREAKFAST ROOM overlooks the gardens and is fitted with a good range of units with worksurfaces, an oil-fired Aga and separate electric hob. There is a shelved larder cupboard, flagstone flooring and a bread oven. Adjacent is the CONSERVATORY, a largely glazed structure overlooking the gardens.

A useful BOOT ROOM and LAUNDRY ROOM with stainless steel sink and space for washing machine have access to rear lobby with a door to COURTYARD on western elevation, whilst there is also a BATHROOM, STUDY and SECONDARY KITCHEN with an oil-fired Aga, with an adjacent GARDEN ROOM.



FIRST FLOOR

A PRINCIPAL BEDROOM with an ornate fireplace and fabulous views over the grounds and an adjacent DRESSING ROOM. In addition, there are SIX FURTHER BEDROOMS and TWO BATHROOMS all with varying characteristics and charm with diverse country views over the grounds along with a READING ROOM.

SECOND FLOOR

A series of characterful, versatile ATTIC ROOMS which include a BEDROOM, STUDIO and PLAY AREA.

GARDENS

A gated gravelled driveway flanked by ponds and lawned gardens leads to the front of the house where there is parking extending around to the western side of the property. Adjacent to the driveway is an ancient carp pond which feeds two further large ponds within the gardens which attract an array of wildlife. There is a delightful partially walled garden with borders including a selection of various roses and fig trees.

The gardens extend around the eastern and southern sides of the house providing a stunning, tranquil setting whilst to the western elevation there is a paved courtyard.

Adjacent to the kitchen is a paved terrace beyond which there is a vegetable garden and a wide array of trees including fruit trees. There is a stone timber garden store and an open fronted timber summer house.

A secondary drive leads to the outbuildings and western side of the house, (linking up to the principal drive).

TRADITIONAL OUTBUILDINGS

COACH HOUSE A two-storey period brick building (6.92 x 5.55m) currently used as a workshop with steps to storage above. Adjacent range of FOUR STABLES and STORES (14.4 x 4.65m).

TITHE BARN An impressive and substantial barn (22.5 x 6.15m) retaining original timbers with a concrete floor and additional chalk and stone barn to the western side (6.1 x 4.9m). There are two additional lean-to stores to the front of the barn (4 x 2.6m) and (4 x 6.38m). Former farmyard to south with POTTING SHED (11.4 x 3m) and FOUR FORMER STABLES (13.5 x 3.2m).

There is also a substantial FARM OFFICE BUILDING of approximately 1,425 sq. ft. situated adjacent to the secondary drive with ample parking.

LAND

To the eastern and southern sides of the gardens are meadows that border the Eastern Yar river. The field to the south of the manor is registered with the Soil Association as Organic and has been since the 1990s.





Tithe Barn

Coach House

Stables

Farm Office

GENERAL INFORMATION

SERVICES Mains water and electricity, private drainage and oil-fired central heating with Aga.

TENURE Freehold

COUNCIL TAX Band H

EPC The property is Listed, Grade II

FIXTURES & FITTINGS To be agreed between the parties and confirmed by written inventory. The written inventory will be the sole arbiter of what is included in the sale whether or not items are referred to or photographed within these particulars.

ORGANIC GLASSHOUSE NURSERIES

The commercial glasshouse site, situated to the west of Great Budbridge Manor and set within an area of around 7.75 acres, has organic status accredited by The Soil Association. Two of the blocks of glasshouses ceased operating in 2012 but the structures have been maintained and are largely operational offering a rare opportunity for large scale horticultural production in an area with excellent growing conditions. The site also has its own water supply from a borehole and partially adjoins the River Yar.

The glasshouses extend to approximately 2.9 acres (11,833 sq m) and are complimented by ancillary buildings including a warehouse with cold store (452 sq m), office building (147 sq m) and boiler houses. The gated site has ample parking.

The glasshouses comprise:

- One 5-bay Q22 glasshouse constructed in 1973 and 1974 with 2.6m to the gutter (3,713.4 sq m)
- Two identical 2-bay Frampton Ferguson glasshouses constructed in 1970, (2,022.7 sq m each)
- An 18-bay Van de Hoeven glasshouse constructed in 1979 with 3.1 m to the gutter, (3,974.4 sq m)

GLASSHOUSE SITE SERVICES: The nursery is connected to mains electricity (three phase) and mains water in addition to a bore hole with current licenced quantity of 9500 cubic metres.

The glasshouses were previously heated by hot water from a 4.5 MW biomass boiler, a 3.5MW heavy fuel oil boiler and a separate kerosene boiler. The system had over £50,000 spent in around 2006 when new concrete pathways were also constructed. Systems will need surveying and renovating, where required. There is one large cesspit tank and a septic tank, a hot water storage tank of 100 cubic metres, and banded oil tanks for 54,000 litres of heavy fuel oil and 15,000 litres of kerosene. There are three above ground tanks for irrigation water and the office building and nursery office both receive internet service.

TENURE NOTE: The nursery is operating commercially under a formal license which can be renewed for a further term. A public footpath runs through the site.

VAT If the sale of the property be deemed to be a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

POSTCODE PO30 3DH

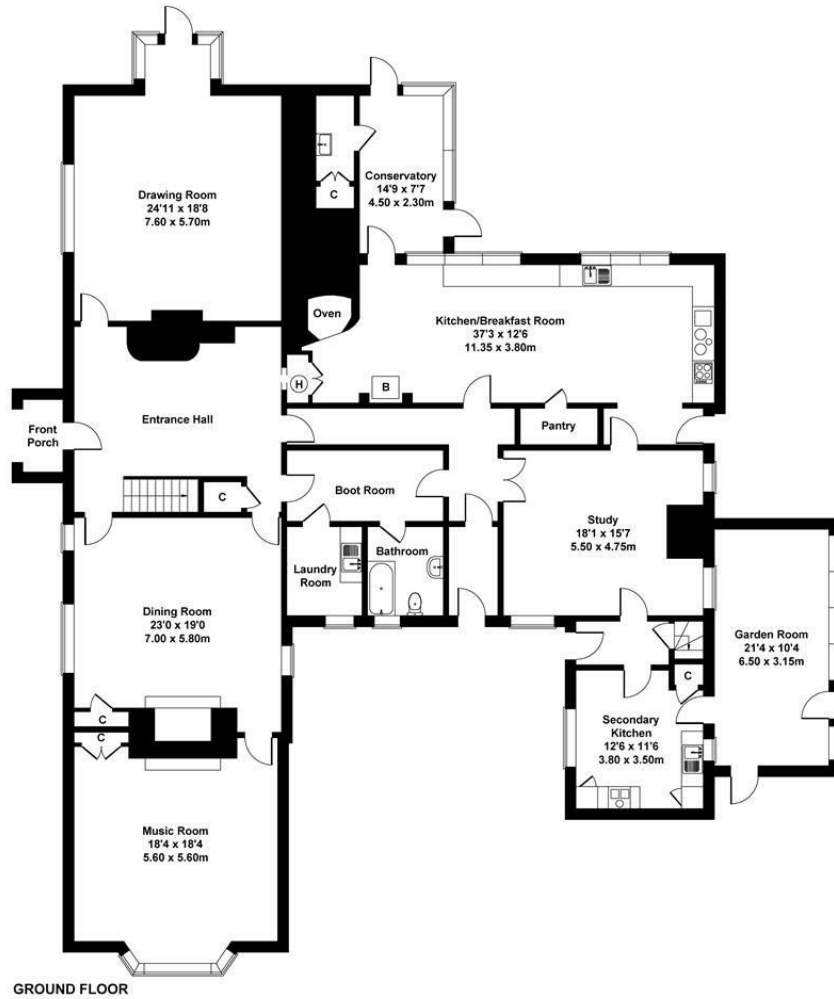
VIEWINGS All viewings will be strictly by prior arrangement with the joint sole selling agent, Spence Willard.





Great Budbridge Manor

Approximate Gross Internal Area
7115 sq ft - 661 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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