SPENCE WILLARD



The Hollands Hale Common, Arreton, Isle of Wight, PO30 3AR

A five bedroom farmhouse with a range of both period and modern barns, land extending to approximately 4 acres, set in an accessible location

VIEWING
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The Hollands
The stone farmhouse, with its period origins, was substantially extended in the 1970s and now provides a five-bedroom house. Adjacent are a range of useful outbuildings including an adjacent store, two stone barns, (one of which was once a Wesleyan Chapel) and a more modern steel framed barn. Set in about 4 acres of land with direct access onto a bridleway, the property was formerly a successful strawberry farm. To the east of the farmhouse is a field that had glasshouses and polytunnels, (with two dilapidated glasshouses remaining).

The property is set in an accessible position between the county town of Newport and the coastal towns of Shanklin and Sandown and is also on a main bus route and is within a couple of minutes of Harvey Brown's excellent farm shop, café/restaurant.

ACCOMMODATION

GROUND FLOOR

An ENTRANCE HALL with an adjacent CLOAKROOM, leads to a SITTING ROOM with partially exposed stonework walls and a wood burning stove with a series of windows and a part-glazed door overlooking the garden. Adjacent OFFICE with a secondary staircase and STORE ROOM.

KITCHEN/BREAKFAST ROOM Fitted with a range of wooden-fronted units with an integrated oven, hob, and sink unit and enjoying an outlook across the surrounding fields has a countertop opening to the DINING ROOM from which French doors open to the south facing CONSERVATORY of UPVC-framed construction with sliding doors opening directly onto the garden.

A UTILITY/BOOT ROOM has a part-glazed door to the driveway, space and plumbing for a washing machine and wall-mounted gas boiler.

FIRST FLOOR

Comprising FIVE BEDROOMS, a STUDY and a BATHROOM with SEPARATE WC with most rooms having country views.

OUTSIDE
A gated driveway to the side of the house provides ample off-road parking. The property is complemented by a range of both modern and period outbuildings, including:

STORE Attached to the western side of the farmhouse is a stone built store.

FORMER PACKING SHED A period stone barn with an adjoining block built store/workshop.

STEEL FRAMED BARN Concrete floor, power and lighting.

STONE BARN A former Wesleyan Chapel with a pair of doors opening towards the road and windows to either side.

THE LAND
To the east of the house and buildings is a level field extending to about 4 acres with mature hedge lined boundaries interspersed with oak trees. Having been used as a market garden and strawberry farm, there were various glass houses on the land, most of which have been removed but two of which remain in a poor state of repair.

The land benefits from being a good quality sandy soil, (Grade 2 on the MAFF Land Classification plans) and it will retain direct access onto the adjacent bridleway leading to Wacklands Lane, via an access strip owned by the property (to be fenced).

OVERAGE The vendors propose an overage clause will apply for a period of 25 years should planning consent be achieved for residential development on the land.

SERVICES Mains water, electricity and gas. Private drainage. Gas fired central heating.

TENURE Freehold with the exception of the Wesleyan Chapel which is Leasehold with 1000 year lease granted in 1836.

COUNCIL TAX Band E

EPC Rating D

POSTCODE PO30 3AR

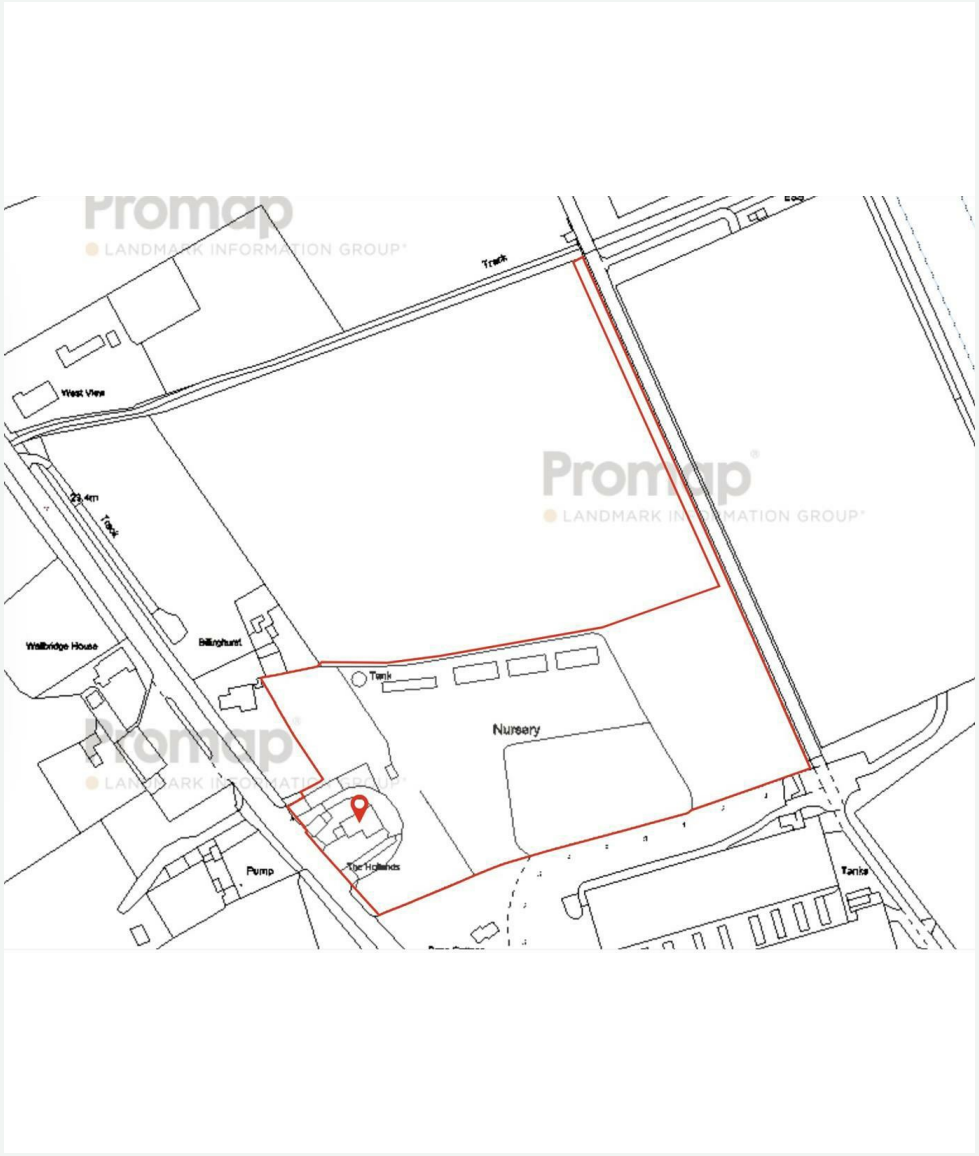
DIRECTIONS When approaching on the A3056 from Newport/Arreton, you will reach the Suzuki garage in Hale Common. The entrance with The Hollands is found on the left after about 80m.

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













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