

SPENCE WILLARD



The Hollands, Hale Common, Arreton, Isle of Wight

# *A 5 bedroom farmhouse with a range of both period and modern barns, land extending to approximately 9.5 acres, set in an accessible location*

VIEWING:

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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 9.5 acres of land with direct access onto a bridleway, the property was formerly a successful strawberry farm, including level fields to the north and east (the largest which has laterally been a wildflower meadow. A smaller field to the east 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 and north of the house and buildings are level fields extending to just under 9 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 has direct access onto the adjacent bridleway leading to Wacklands Lane.

**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

**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.





## The Hollands

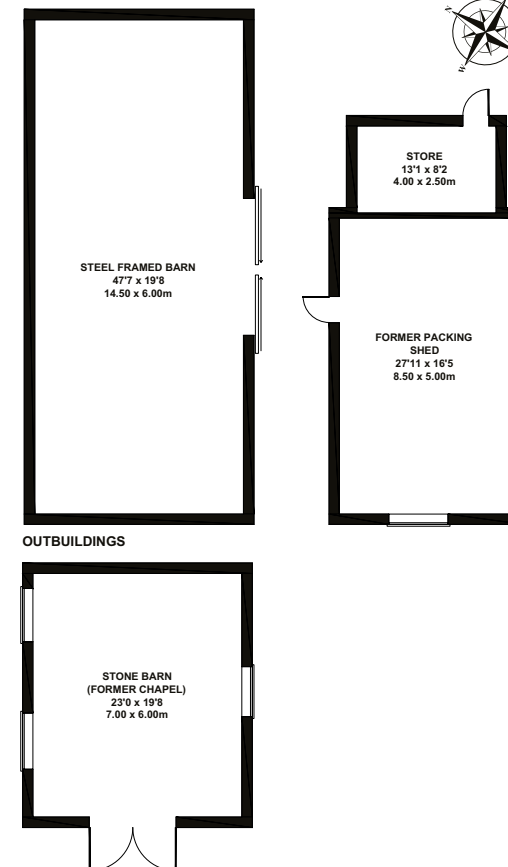
Approximate Gross Internal Area  
2411 sq ft - 224 sq m  
(Excluding Eaves Storage)



**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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## The Hollands

Approximate Gross Internal Area  
1938 sq ft - 180 sq m



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