

SPENCE WILLARD



St Martins Barn, Cooks Castle, St. Johns Road Wroxall, Ventnor

To be offered online by Clive Emson Auctioneers on 1st November 2024 - a stunning rural location with breath-taking views in every direction

VIEWING

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St Martins Barn

To register to bid or for general auction enquiries, please contact the auctioneers or visit their website cliveemson.co.uk

Sat in a highly desirable location, totally secluded and enjoying stunning elevated views across the southwest of the Island. The land comes with a large spring fed pond, a number of animal shelters, outbuildings including a large 2 storey timber framed barn with water and access to electric. A small, sheltered copse sits near the middle of the plot. In total, the smallholding extends to almost 6 acres.

The land is currently being used for sheep grazing with the bulk of the boundary marked out with post & rail. During its ownership the land has been home to a variety of animals including, ducks, chickens and pigs and produce was sold to the local community.

St Martins Barn is situated on the outskirts of Wroxall, and near to the town of Ventnor. The smallholding is accessed directly from St Johns Road. Nearby, is the popular town of Ventnor which offers a wider selection of popular independent restaurants, bars and shops, as well as fish market and renowned Botanic Gardens.

A public bridleway (V49) to Winstone crosses a small section of the land lined by trees and fencing and a narrow public footpath crosses to the north of the plot.

The property benefits from a vehicular right of access from the Public Highway at St Johns Road, via Cooks Castle Lane which is privately owned. Ample off road parking is available at St Martins Barn. A short walk along the V49 bridleway in the other direction takes you into Wroxall village.

SERVICES Mains water, right to connect electricity. Septic Tank

TENURE Freehold

POSTCODE PO38 3AA

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





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