



THE LAKEHOUSE

Bathingbourne Lane, Bathingbourne, Sandown, PO36 0LU

BCM





THE LAKEHOUSE

Bathingbourne Lane, Bathingbourne, Sandown, PO36 0LU

The Lakehouse is a stunning and secluded property, situated within the hamlet of Bathingbourne. The property includes a 2700 sq. ft energy efficient home with potential annexe, two large fishing lakes, grounds and gardens, separate paddock, and woodland, in all extending to just under 4.5 acres. An additional paddock of 1 acre available by separate negotiation.

Guide Price- £950,000

The Lakehouse Ground Floor

Entrance hall | Kitchen/Diner | Lounge | Utility-room | WC
Playroom | Office | Shower Room

First Floor

Landing | 4x Double bedroom (x2 en suites shower rooms) | Family bathroom

Gardens & Grounds

Gardens and grounds of over 1.1 acre | Large driveway | Private gates

Buildings

Two adjoining garages

Land and Lakes

2.25 acres of woodland | 0.76 acres of grassland | Two non-commercial lakes of 3700 m3

Additional Land Potentially Available

Paddock extending to 0.96 acres



SITUATION

The Lakehouse is situated in the rural hamlet of Bathingbourne, down a private lane leading to the property. The Lakehouse provides a real sense of privacy benefitting from electric double gates leading from the road.

The Isle of Wight is celebrated as an international yachting and sailing venue, with the annual Cowes Week Regatta in August attracting competitors from all over the world. A full range of yacht and sailing clubs provide a social hub. There are nearby golf courses including Westridge, St Georges & Shanklin and Sandown Golf Club.

Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education from pre-school to sixth form on

a daily, full or weekly boarding basis. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep and there are good feeder links to conveniently located public schools such as Winchester College and St Swithuns' in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Marlborough College in Wiltshire.

The Island is blessed with a number of boutique hotels and restaurants, including The George in Yarmouth, The Royal in Ventnor; The Hut (recently voted by GQ Magazine as the best experience 4 years running), Foresters Hall and The Smoking Lobster.





DESCRIPTION

The Lakehouse is a substantial 2700 square foot home, tastefully refurbished by the current owners, enjoying a potential annexe area (if required) all sat within an elevated position enjoying views over its own fishing lakes and the surrounding gardens and grounds. The property was rewired and replumbed 7 years ago, including a new boiler and unvented cylinder.

Ground Floor

The Lakehouse is approached via a private driveway, with electric gates with ample parking to the front and side of the property.

The Lakehouse is entered through the formal porch into the inner hall. The inner hall is a large space with stairs leading to the first floor (with understairs storage) and a separate cupboard in the corner. On one side of the property on the ground floor there is a stunning kitchen/diner with views over the lakes. The kitchen is of a high specification and includes walnut and granite worktops, induction hob, an inbuilt combination microwave/oven in addition to the regular oven also featuring a large kitchen Island providing additional seating. The dining area enjoys superb floor to ceiling windows overlooking the lakes with the ground floor enjoying solid wood flooring. There is a door from the kitchen to the rear of the property where the log store can be found. Adjoining the kitchen/diner is a double aspect sitting room with wood burner and floor to ceiling sliding doors leading to the patio. On the other side of the ground floor there is a useful utility room with w/c, playroom (previously the annexe lounge), office/bedroom (previously annexe bedroom) with en-suite bathroom.

First Floor

The stairs lead to a well lit large landing leading onto a master en-suite with dressing room, 3 double bedrooms (one en-suite and all with built in cupboards), airing cupboard (with Velux lantern above) and a family bathroom.

GARDENS AND GROUNDS

The house is served by a private driveway from the main road, with electric gates entering the property. The formal gardens and grounds around the house are mainly laid to lawn, and there is a stunning patio terrace area with gazebo style wooden overhead structure, perfect for sundowners or evening dinners. The external area to the back of the property has a useful with log store, solar panel paraphernalia and access to the garages or wider land. The grounds and gardens surrounding the main house extends to 1.1 acres.









BUILDINGS

Immediately adjacent to the house, there are two adjoining garages currently used for storage. The garages both have concrete floors, electric supply connected and up and over doors.

LAND AND LAKES

The Lakehouse enjoys two lakes (with separate overflow ponds), some are stocked with carp and trout. The lakes in total extend to 0.75 acres providing approximately 3700 m3 of water, which creates an attractive feature within the heart of the property. As well as the lakes, the property enjoys several dispersed woodland areas in total extending to about 2.25 acres, a separate paddock area to the west perfect for glamping/camping (stpp) extending to about 0.76 acres and an abundance of mature hedgerows, flowers, and watercourse on the boundary.

ADDITIONAL LAND POTENTIALLY AVAILABLE

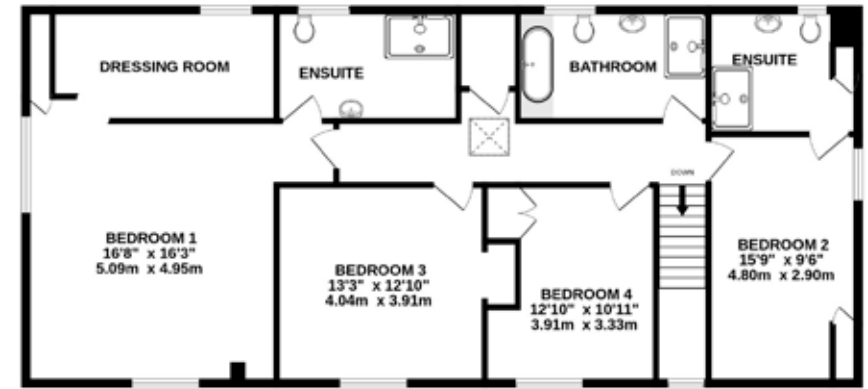
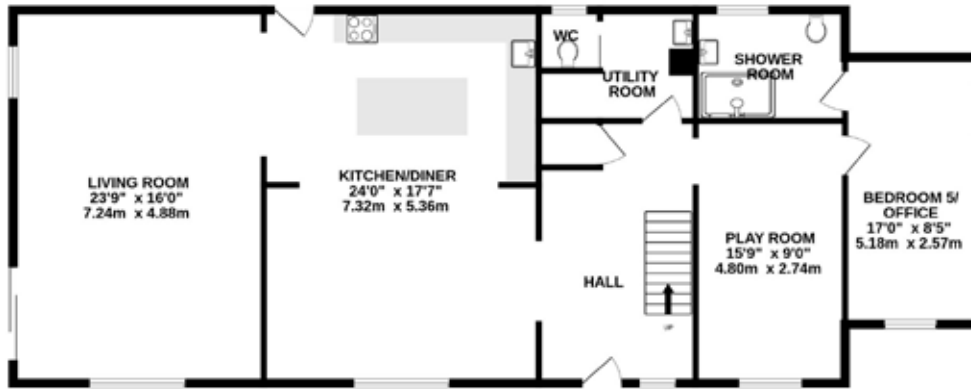
The vendors own a separate paddock adjacent to the property that extends to just under 1 acre and is fully fenced and could be available to purchase but only by separate negotiation. A plan can be made available by the selling agents to those that enquire.



GROUND FLOOR

NOT TO SCALE

1ST FLOOR



The Lakehouse



Produced on Aug 10, 2023
© Crown copyright and database right 2023 (license number 100019102)



GENERAL REMARKS AND STIPULATIONS

Method of Sale

The Lakehouse is offered for sale by private treaty as a whole.

Rights of Way

There are no public or private rights of way across property.

Tenure

Freehold.

Access

The access to the property is directly from the public highway, Bathingbourne Lane.

Services

The property is served by mains water, mains electric, oil-fired central heating and a private drainage system (septic tank). The property also benefits from Solar Panels (10kWh) which is on an existing Feed In Tariff, producing a net income of circa £1500/annum (FIT income).

The house benefits from underfloor heating to all the ground floor and bathrooms. There are de-mist mirrors in most bathrooms.

The garages benefit from an electric connection spurred from the supply via the house.

The land potentially available is understood to have mains water connections.

Planning

The Lakehouse is not listed, it is not within an Area of Outstanding Natural Beauty nor is within a Conservation Area.

Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all

rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Sporting, Timber and Mineral rights

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

Local Authority

Isle of Wight Council

Council Tax Band

F

EPC

B

Postcode

PO36 0LU

Plans, Areas And Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Fixtures And Fittings

BCM will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be

available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

Viewings

Viewings strictly by appointment with BCM.

Selling Agent

BCM, Isle of Wight office
Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight,
PO30 3DE

NB. These particulars are as at August 2023 and photography taken August 2023.



from.plotter.otter

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 82 B | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM tested them.



WINCHESTER

BCM, The Old Dairy, Winchester Hill,
Sutton Scotney, Winchester, Hampshire SO21 3NZ

T 01962 763 900 **E** info@bcm.co.uk

ISLE OF WIGHT

BCM, Red Barn, Cheeks Farm,
Merstone Lane, Merstone, Isle of Wight PO30 3DE

T 01983 828 805 **E** iow@bcm.co.uk

OXFORD

BCM, Ouseley Barn Farm, Ipsden,
Wallingford, Oxfordshire OX10 6AR

T 01865 817 105 **E** oxford@bcm.co.uk



rural property specialists