



ROWBOROUGH MANOR

Beaper Shute, Isle of Wight, PO36 0AZ





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A well-appointed Manor House, mentioned in the Domesday book which has undergone major refurbishment, complemented by a studio, vegetable garden and paddock. In all, extending to 1.65 acres.

ROWBOROUGH MANOR

Guide Price - £949,950

Ground Floor

Porch | Living Room | Dining Room | Kitchen | Utility Room | Boot Room
Laundry Room | Wet Room | Sitting Room | Office/Bedroom 5

First Floor

Landing | Two double bedrooms | Large Dressing Room | Family bathroom

Second Floor

Landing | Two double bedrooms (one with balcony and access to external spiral staircase)

Gardens & Grounds

Mature Gardens and grounds | Vegetable Garden | Large driveway | Paddock
Woodland area | Orchard

Buildings

Studio | Shed | Gym | Car Port/Garage | Greenhouse



SITUATION

Rowborough Manor is situated in a quiet position, close to Bembridge and Seaview on the outskirts of Ryde. The Manor is situated within easy reach of the nearby countryside, Ryde Town Centre and numerous beaches. 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), North House and The Smoking Lobster.



HISTORY

Featured in both the well renowned 'Domesday Book' and 'The Manor Houses of the Isle of Wight', Rowborough Manor is steeped in rich history. It was once identified as being a Saxon manor of Rodeberge. It is reputed to have been part of the land granted by Ine King of the West Saxons to the Abbot of St Swithins, Winchester. In 1086, the Manor was held by Will Fitzastor and then followed the same line of descent to the Russel's of the Yaverland Estate until 1846, when it was purchased by Sir William Oglander, previous owner of the Nunwell Estate.



DESCRIPTION

Rowborough Manor is a stunning, detached non-listed manor house that has been tastefully refurbished by the current owners. Set within just under 1.65 acres of grounds and gardens, the property constructed of Island Stone benefits from several useful outbuildings including a Studio and gym. The gardens and grounds include a vegetable garden, paddock and woodland area. The property has the space and existing layout to potentially provide for a self-contained annexe, should that be required.

Ground Floor

Accessed via the South Facing porch, Rowborough Manor leads through to the large inner hall which feature flagstone flooring. On one side of the hall there is a living room with wood burner, feature beams and patio doors to the garden terrace. On the other side of the ground floor there is a dining room (with feature beams and a large fireplace currently sealed off), sitting room, kitchen with lots of natural light and seating area, space for a Range style cooker and larder. There is an adjoining utility room with door to the external courtyard. At the eastern end of the house there is a boot, laundry room, shower room, bedroom/office.

First Floor

The first floor is accessed via three separate staircases. On the first floor, there is master bedroom with built in cupboard, separate dressing room (which could be utilised as an en-suite for the master bedroom if required), family bathroom and bedroom/office.

Second Floor

The second floor is accessed via the main staircase leading to two double bedrooms, both with built in cupboards with the larger bedroom having access to the balcony. From the balcony there is an external spiral staircase to the ground floor.



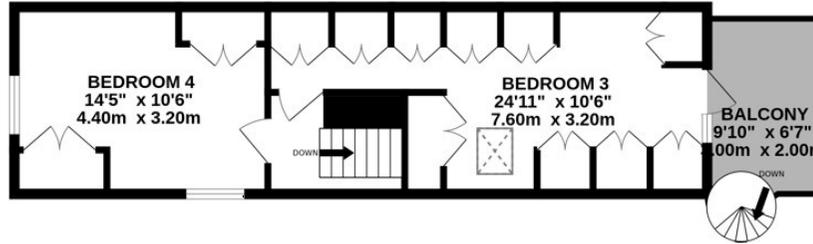




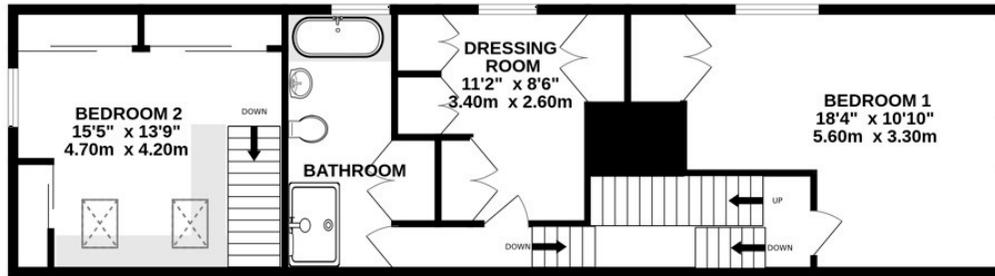
Approximate Gross Internal Floor Area
250.4 sq.m or 2695 sq.ft

Approximate Gross Internal Floor Area
93.1 sq.m or 1002 sq.ft

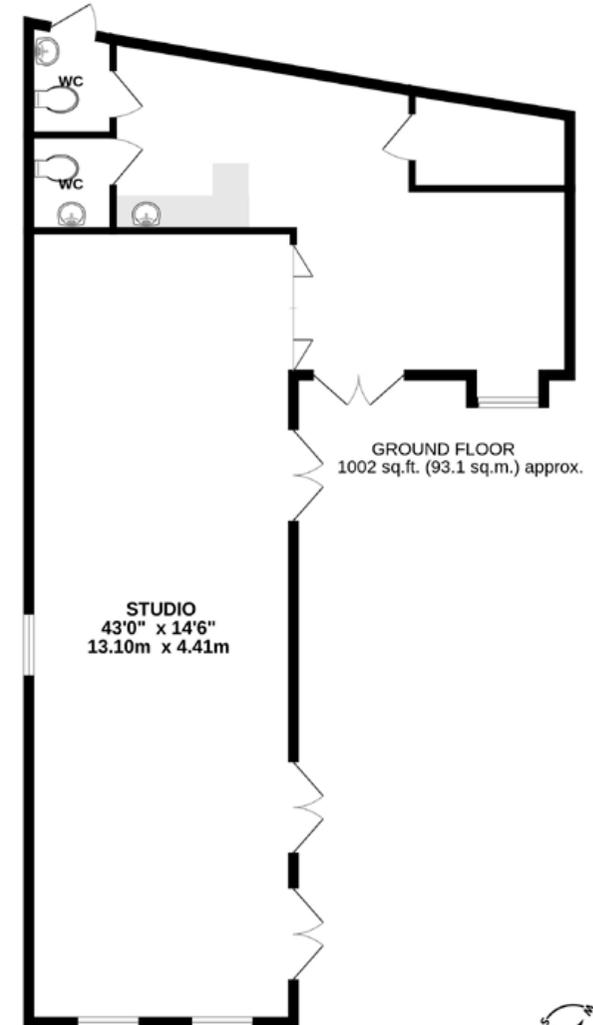
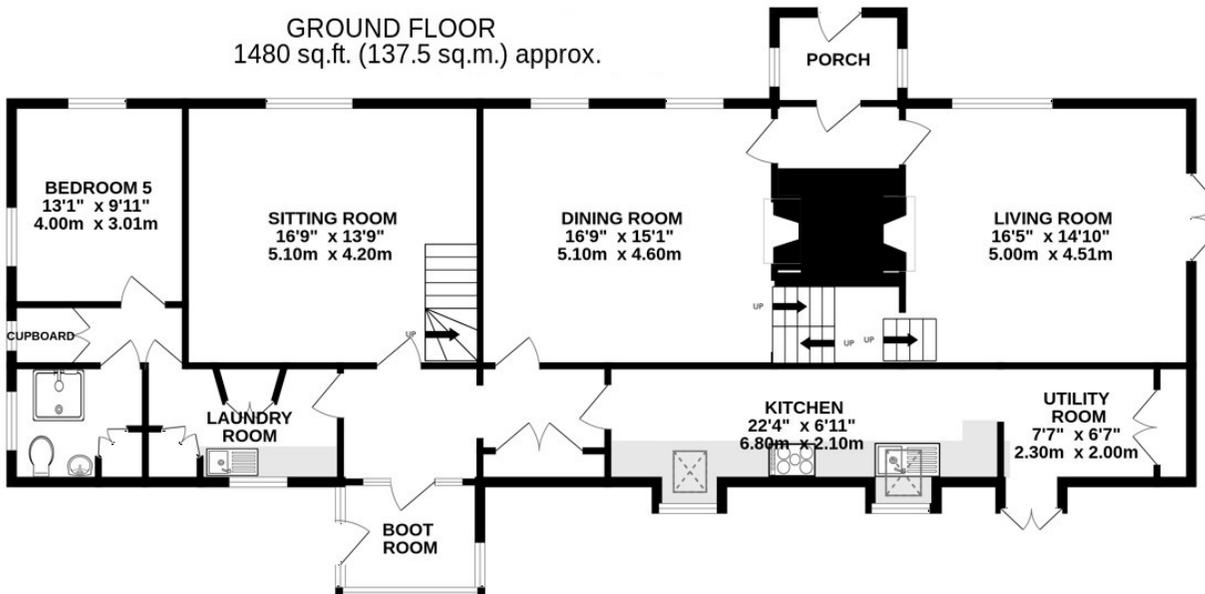
2ND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
811 sq.ft. (75.3 sq.m.) approx.



GROUND FLOOR
1480 sq.ft. (137.5 sq.m.) approx.





GARDENS AND GROUNDS

Rowborough Manor extends to just under 1.65 acres, and benefits from a private driveway to the main house, from the public highway. The main house benefits from a substantial gravel parking area. The principal garden at Rowborough Manor is a wraparound garden, with a large external courtyard area, including dispersed flowerbeds. To the northeast of the property there is a separate parcel of land which includes a stunning Vegetable Garden (with post and wire fencing), paddock, orchard with fruit trees including apples, plums and blackcurrant and a woodland area. There are five stunning Oak trees across the grounds, all of which are believed to be circa 300 years old (with no Tree Preservation Order).

BUILDINGS

Set within proximity to the Manor are several useful domestic and commercial buildings, including a well-built Studio with open space and separate reception area, with toilets and kitchenette, a gym with adjoining 3 bay car port, wood store, log store, a substantial 3 door store room to the rear of the carport and a useful greenhouse. The Studio could have the potential to be used for alternative uses such as a holiday let (subject to planning permission).

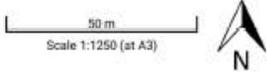




Rowborough Manor



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GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

Rowborough Manor is offered for sale by private treaty as a whole.

Tenure

Freehold.

RIGHTS OF WAY

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

COUNCIL TAX

Council Tax Band – G

EPC

House – D

Studio - B

ACCESS

The property is accessed directly from the public highway, Beaper Shute, via a private track (owned by a third party) with a right for all purposes over. This is hatched orange on the sale plan.

SERVICES

Rowborough Manor is served by private drainage, mains water and electric and electric heating via High Heat Retention storage heaters (upgrader 2021/2022).

Most of the outbuildings benefit from mains electric, some with a water connection. The Studio benefits from a modern heating and cooling system, via an Air Source Heat Pump. The Studio benefits from a separate electricity sub meter supply from the main house. There are also photovoltaic panels above the car port which provide electricity to the main house and outbuildings (not via a Tariff) and there is wiring installed for a Tesla Battery Storage.

PLANNING

The property is outside of the Isle of Wight Natural LANDSCAPE and the Property is not listed.

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.

LOCAL AUTHORITY

Isle of Wight Council

POSTCODE

PO36 0AZ

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.

VIEWINGS

Viewings strictly by appointment with BCM.

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.

SELLING AGENT

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

WHAT3WORDS

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FLOODING

Flood Zone 1

COVENANTS

There are no restrictive covenants on the property.

BROADBAND

20mb via Fixed Wireless Access

NB. These particulars are as at April 2024 and photography taken June 2023.

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.



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