



ROSSITERS

Main Road, Wellow, Isle of Wight, PO41 0TE





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A wonderful country property including a Grade II listed farmhouse, five self-contained holiday lets producing a significant income stream (two with full residential consent), a range of outbuildings all set within gardens and grounds of about 1.05 acres (0.42ha) with the potential to acquire a further 9 acres of pastureland by separate negotiation.
Available as a whole or in two separate lots

Lot 1 - ROSSITERS

Rossiters Farm House

Ground Floor: Kitchen/Breakfast Room | Sitting Room
Utility with W/C | Lounge/Bar

First Floor: Master Bedroom with En-suite | Three Further Double Bedrooms

Rossiters Farm Cottage

Ground Floor: Kitchen/Dining Room | Bedroom with En-suite

First Floor: Master Bedroom | Double Bedroom | Family Bathroom

Gardens and Grounds

Lawned Gardens | Paved Courtyard | Vegetable Plot | Greenhouses
Walled garden

Buildings

Laundry Room | Gym with W/C | Office with W/C

Lot 2 - THE HOLIDAY LETS

Madeline Angevine

Kitchen/Living Room | Master Bedroom with En-suite | Bedroom Two
Bedroom Three | Family Bathroom

Rondo

Kitchen/Living Room | Master Bedroom | Bedroom Two
Family Bathroom

Orion

Kitchen/Living Room | Master Bedroom with En-suite | Bedroom Two
Bedroom Three | Wet Room

Dornfelder

Kitchen/Living Room | Master Bedroom | Bedroom Two
Family Bathroom

Gardens

Each holiday let benefits from an external terrace, a hot tub and views over nearby farmland

Guide Price

Whole - £1,999,950

Lot 1 - Farmhouse, Farm House Cottage, Gardens and Grounds & Domestic Buildings - £1,149,950

Lot 2 - Four Holiday Lets - £850,000



LOCATION

Rossiters is set in a picturesque rural location on the outskirts of Wellow, offering some rooms with southerly views towards the Downs. The nearby village of Shalfleet provides a school and a pub, while both Newtown Creek and the charming harbour town of Yarmouth are close by, offering excellent sailing opportunities. Yarmouth also features a variety of pubs, restaurants, and a ferry service to Lymington.

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 Duck, Ryde, The George, Yarmouth, The Royal, Ventnor, The Hut, Colwell Bay and The Smoking Lobster, Cowes.

HISTORY

The property is thought to date back to the 1700s and has been expanded over the years, with a major extension added in the late 1980s. The original part of the house was re-roofed in 2013, including re-thatching, and is listed as Grade II.

The farmhouse provides excellent living accommodation, refurbished to a high standard complementing the holiday lets nearby.

The holiday lets were once used as part of the vineyard and have now been sympathetically converted by the current owners, with vaulted ceilings, hardwood floors, rear terraces with hot tubs and all enjoying spectacular views towards the nearby farmland.



ROSSITERS FARMHOUSE

Rossiters Farmhouse is a Grade II Listed thatched, stone property steeped in history. Dating back to the 1700's, the Farmhouse has been extended over time.

Ground Floor

Kitchen/Breakfast Room

A dual aspect multifunctional room, with a range of wooden fronted kitchen units, built in and free-standing appliances. There is a large dining area, with open fireplace, and doors to the courtyard.

Sitting Room

A panelled front door enters into the sitting room, with traditional wooden flooring, and an open fireplace. With doors to the kitchen, lounge, and utility room.

Lounge/Bar

Beyond the sitting room is the lounge and bar. With an internal stone feature wall, with open fireplace, and traditional wooden beams.

Utility Room/Wet Room

Currently housing free standing appliances, with wet room.

First Floor

Master Bedroom

A dual aspect master bedroom and en-suite bathroom, with views over the gardens.

Bedroom Two

A dual aspect double bedroom, with traditional wooden flooring.

Bedroom Three

A single aspect double bedroom, with an internal stone feature wall.

Bedroom Four

A dual aspect, single bedroom. Currently set up as a guest room/office.

Hallway

Doors to all rooms, with built in storage on entrance to the master bedroom.

GARDENS AND GROUNDS

In addition to the expansive three-sided paved courtyard, there's a gravel seating area, and the house is encircled by a large lawn with trees and shrub borders. A sizeable greenhouse sits nearby, with additional lawn areas extending to a wall at the far end of the garden.

The principal gardens and grounds are well sheltered and framed by mature apple and pear, with three raised vegetable beds positioned in front of the walled garden, along with six additional raised vegetable beds and a modern outdoor bar.

BUILDINGS

The house enjoys several useful outbuilding including an office, bike store and large gym/yoga studio. This space was previously part of the old barn, and has been converted with the same specification so could potentially become a further holiday let, subject to planning permission.





ROSSITERS FARM COTTAGE

Rossiters Farm Cottage is housed within the footprint of the main Farmhouse. A multi functioning cottage, currently used as a holiday let, can also be incorporated as part of the farmhouse, with a private garden and its own access.

Ground Floor

Kitchen/Living Room

Set up as an open plan, kitchen, living and dining room. The kitchen has built in Beko and Hotpoint appliances, across the width of the room. The lounge is set up with an open fireplace. With doors to the entrance hallway, the garden, and a downstairs bedroom.

Bedroom Three

A twin bedroom with En-suite W/C, and doors to the garden.

First Floor

Master Bedroom

A single aspect double bedroom, with traditional wooden floor, and loft access.

Bedroom Two

A double bedroom with built in storage, and a lovely wooden beamed window.

Family Bathroom

A modern bathroom with free standing bath and a walk in rainfall shower. An internal stone feature wall, with beamed windows keeps the properties character.

Gardens and Grounds

The Farm Cottage benefits from a wrap around lawned garden, with canopied sun terrace.

HOLIDAY LETS

MADELINE ANGEVINE

A spacious property featuring beautiful wooden floors and exposed beams. It accommodates up to 6 people, with 3 bedrooms and 2 bathrooms. The property includes its own private hot tub, gas BBQ, and outdoor seating area. There is parking for 2 cars, with additional private parking available at the rear if needed.

RONDO

This large property offers wooden floors and feature beams, sleeping up to 4 people with 2 bedrooms and 1 bathroom. Pet-friendly, it includes a private hot tub and outdoor seating area. Parking is available for 2 cars, and additional private parking is located at the rear if required.

DORNFELDER

A spacious property with wooden floors and attractive beams, sleeping up to 4 people with 2 bedrooms and 1 bathroom. It is pet-friendly and offers a private hot tub and outdoor seating area. There is parking for 2 cars, with extra private parking at the rear if needed.

ORION

A generously sized property with wooden floors and feature beams, accommodating up to 6 people. It includes 3 bedrooms and 2 bathrooms, along with its own private hot tub and outdoor seating area. Parking for 2 cars is available, with additional private parking at the rear if required.



Rossiters Farmhouse and Rossiters Farm Cottage



Not to scale

GENERAL REMARKS

Method of Sale

Rossiters is offered for sale by private treaty, as a whole or in two separate lots.

Rights of Way (Public or Private)

There is a public right of way (public footpath) that crosses some of the property to the west, running from the main road (south) to the adjoining footpath network leading to Ningwood.

Access

The property is accessed off the public highway, Main Road.

Should Lots 1 and 2 sell separately, Lot 2 would benefit from a right for all purposes over part of Lot 1’s freehold.

Services

The Farmhouse and Farm Cottage are served by mains electricity and water. Private drainage to a sewage treatment plant. Heating and hot water is provided by an oil fired and is supplemented by electric immersion.

Each of the letting units has its own metered services, comprising of mains water and electric, drainage to a sewage treatment plant, and heating is provided by LPG gas.

Broadband

The property is connected to 4g internet via Starlink.

Tenure and Possession

Freehold with vacant possession completion.

Council Tax/Business Rates

The Farmhouse: Band E
The Cottage: Band A

We understand that the holiday properties are registered with Business Rates, with the current rateable value of £14,250.

EPC:

The Farmhouse & The Farmhouse Cottage - E
Madeline Angevine - D
Rondo - D
Dornfelder - D
Orion - D

Planning/Listed Building

The farmhouse is listed, Grade II, first listed in 1994, with list entry number 1219777.

We understand that three of the four newly converted holiday lets are restricted as such and were granted under planning reference P/01665/16. One of the converted barns, benefits from full residential planning permission for use as a residential dwelling as per planning reference P/01373/16.

Building Regulations

The holiday lets benefit from building control approval.

Website

https://rossiters-iow.co.uk/

Accounts/Trading Information

Further accounts information including full management accounts are available from the selling agents upon request.

Goodwill and Stock at Valuation

A list of goodwill and stock at valuation can be made available from the selling agents upon request.

Wayleaves and Easements

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 popes 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.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM Wilson Hill 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 Wilson Hill 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.

Postcode

PO41 0TE



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Selling Agent

Thomas Dawson AssocRICS
BCM Wilson Hill – Isle of Wight Office
Red Barn, Cheeks Farm
Merstone, Merstone Lane
Isle of Wight, PO30 3DE
T – 01983 828805

Viewing

Strictly by appointment with the selling agents only.

NB These particulars are as at March 2025, and photos taken February 2025.

Buildings and Holiday Lets



Dornfelder

Orion

Rondo

Madeline Angevine

Approximate Gross Internal Floor Area

Rossiters: 353.3 sq.m or 3,803 sq.ft

Dornfelder: 65.6 sq.m or 706 sq.ft

Madeline Angevine: 103.9 sq.m or 1,119 sq.ft

Orion: 74.4 sq.m or 801 sq.ft

Rondo: 73 sq.m or 786 sq.ft



Isle of Wight

01983 828 800

iow@bcmwilsonhill.co.uk

Further offices at: Winchester | Petersfield | Oxford

bcmwilsonhill.co.uk

