



APPULDURCOMBE FARMHOUSE

Appuldurcombe Road, Wroxall, Ventnor, Isle of Wight, PO38 3EW





SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

APPULDURCOMBE FARMHOUSE

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A beautifully finished farmhouse with enviable views over the Island's countryside, including a self contained annexe and adjoining cottage, all set within 1.82 acres of gardens and grounds.

APPULDURCOMBE FARMHOUSE

GROUND FLOOR:

Living Room | Dining Room | Snug | Inner Hall | Boot Room
Play Room | Utility | Store | Kitchen

FIRST FLOOR:

Master Suite | Double Bedroom with En Suite
Three Further Bedrooms | Family Bathroom

ANNEXE (Willow Cottage)

GROUND FLOOR:

Living Room | Kitchen

FIRST FLOOR:

Master Bedroom | Family Bathroom

Appuldurcombe Farmhouse and Annexe Total

3,098 sqft (287.8 sqm)

OX HOUSE

GROUND FLOOR:

Living Room | Kitchen/Diner | Utility
Bedroom/Study | Shower Room

FIRST FLOOR:

Two Double Bedrooms | Single bedroom | Family Bathroom

Ox House Total

1,089 sqft (101.2 sqm)

GARDENS AND GROUNDS

Walled Garden | Sweeping Driveway
Pond | Patio and Terracing
Orchard Area Extending to 0.37 acres

All set within approximately 1.82 acres

Guide price of £1,095,000

SITUATION

Appuldurcombe Farmhouse is situated right at the heart of the historic Appuldurcombe Estate (the seat of the Worsley family in the 18th Century). The farm sits within the Isle of Wight National Landscape Area in the Chalk Downs between the villages of Wroxall and Godshell and at its highest point, enjoys stunning panoramic views over the Isle of Wight to the English Channel. The property comprises a refurbished farmhouse with self-contained annexe along with an impressive self-contained cottage, currently used as a holiday let.

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.

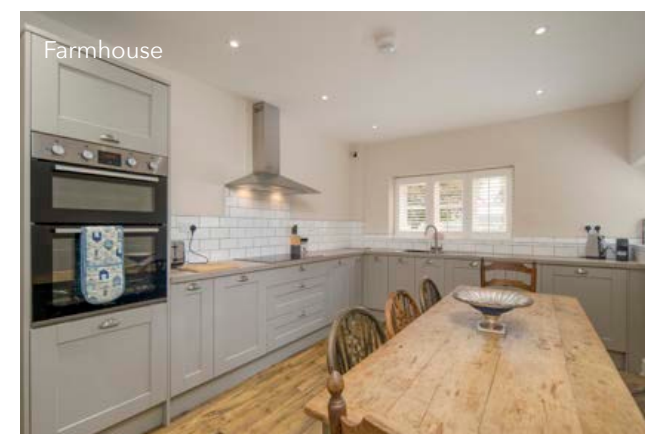
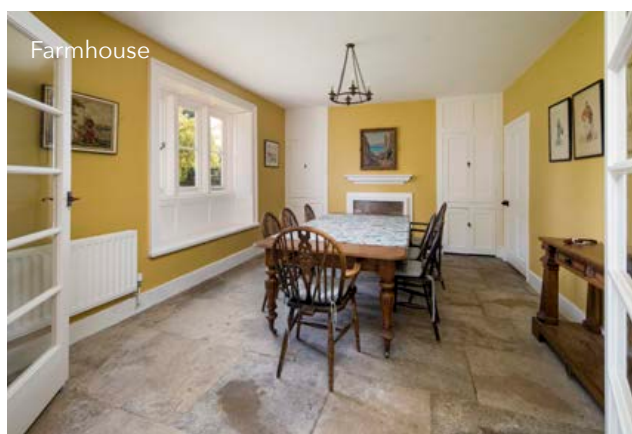
There are nearby golf courses including Westridge, St Georges & Shanklin and Sandown Golf Club. Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education from pre-school to sixth form on a daily, full or weekly boarding basis. Many Island children commute 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

THE FARMHOUSE

Appuldurcombe Farmhouse (non-listed) is a stone dwelling steeped in history. Dating back to 1780, it formed part of Appuldurcombe Park, previously owned by the well renowned Worsley family.

Fast forward to today and the Farmhouse has been beautifully and sympathetically refurbished internally with all the appliances for modern day living including electric cookers & hobs while retaining elements of the building's past.

The layout includes a kitchen, living room, boot room, snug, playroom, w/c to the ground floor while at first floor level there are 4 double bedrooms (2 with en-suite facilities), single room and family bathroom.



The Farmhouse is encompassed by a low-level stone wall with gardens laid to lawn and edged with a colourful flower border. The flagstone path leads you to the front door, covered by a porch with a clay tile roof on oak beams, supported by two concrete plinths. Above the front door is a nod to the building's age with a date stone stating the year 1780.

The front door opens into the hallway with the original flagstone flooring. To the right is the spacious living room that looks out across the farm with glorious views as far as Culver Down in Bembridge.

Opposite the living room is the dining room. The flagstone floor continues into this good-sized space, perfect for entertaining guests.

At the base of the staircase is the snug, a cozy room that overlooks the garden with far reaching views across the surrounding countryside.

Continuing along the hallway brings you to a tastefully modernised kitchen/breakfast room with an electric hob, cooker and ventilation hood.

Opposite the kitchen is a utility room and a playroom/office.

Greeting you on the first floor is a large landing with a double bedroom to one side and bathroom and W/C on the other.

Continuing along the landing are a further 4 double bedrooms, two having the benefit of en-suite facilities, and a single bedroom.

GARDENS AND GROUNDS

The farmhouse and Annexe (Willow Cottage) enjoy splendid 180-degree views over the South of the Island across to Portsmouth and The Solent, from a paved wraparound stone terrace. The rear lawned garden, includes a pond and small orchard.



WILLOW COTTAGE (ANNEXE)

Adjoining the Farmhouse is Willow Cottage, a self contained Annexe with an open plan layout at ground floor and a spacious double bedroom and bathroom on the first floor. As with the Farmhouse, the cottage has been beautifully updated with modern appliances throughout.

Willow Cottage is entered through the back of the property through a covered walkway joining Farmhouse and Cottage. The ground floor provides a modern kitchen/dining and living area with a log burning stove. Stairs' lead off the living area to the first-floor landing comprising a bathroom and large double bedroom.

OX HOUSE

Ox House is a detached dwelling situated adjacent to the Farmhouse.

The ground floor has a modern kitchen which flows through into the cosy living room. The focal point of the living room is the large fireplace with its wood burning stove. Off the living room is stairs that lead to a shower room and single bedroom/study.

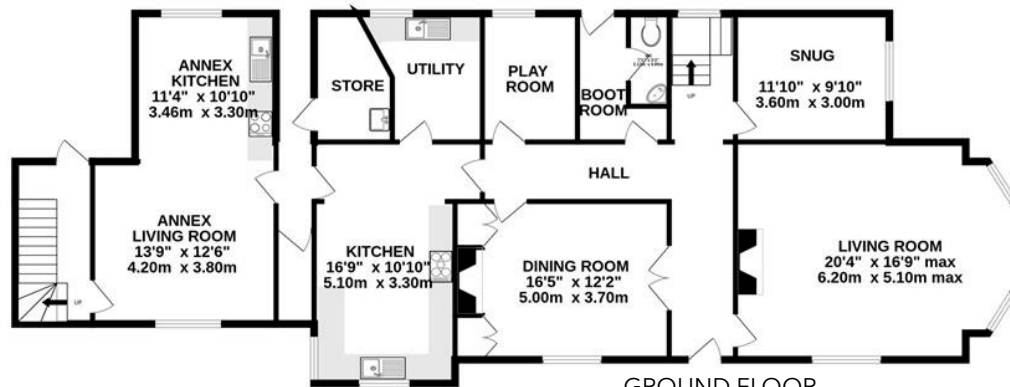
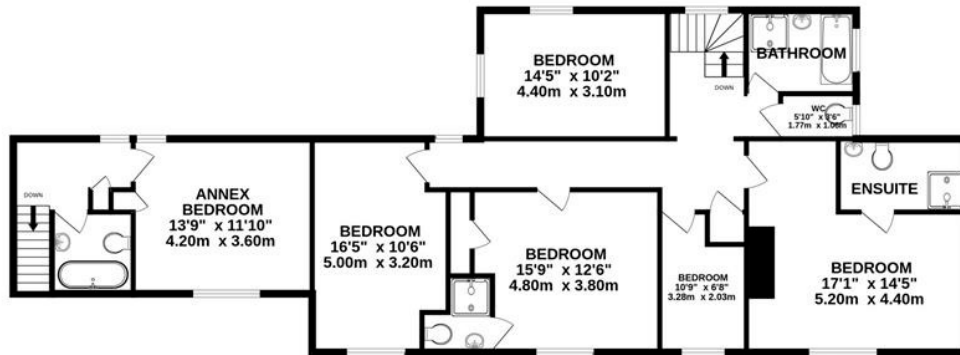
A further staircase leads to the first floor which comprises two good-sized double bedrooms, a single bedroom and family bathroom.

Externally, Ox House has a private walled garden with a mix of flower beds, lawn and fruiting shrubs.

Appuldurcombe Farmhouse and Willow Cottage:

Approximate Gross Internal Floor Area
3098 sqft / 287.8 sqm approx.

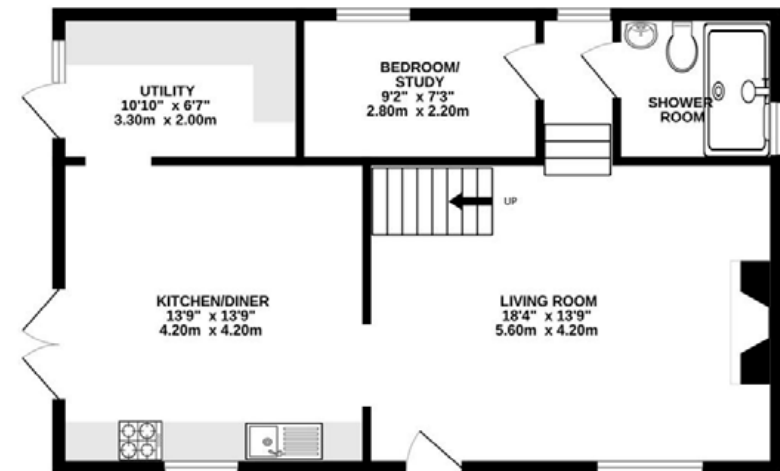
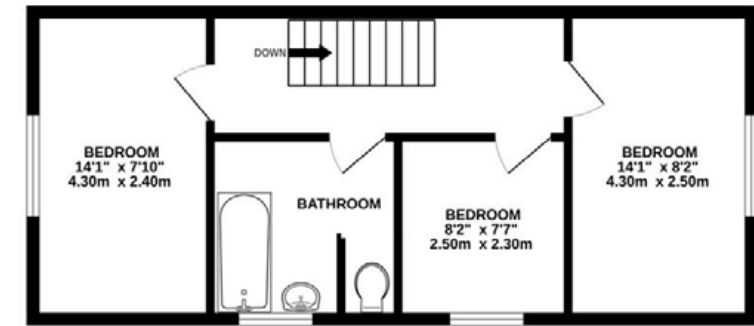
Not to scale. For identification purposes only.



Ox House:

Approximate Gross Internal Floor Area
1089 sqft / 101.2 sqm approx.

Not to scale. For identification purposes only.



IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- 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.
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
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- 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 Wilson Hill tested them.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

Appuldurcombe Farmhouse, Willow Cottage and Ox House are offered for sale by private treaty as a whole.

Access

There is direct vehicular access off the public highway (Appuldurcombe Road) then along a private drive leading to the farmhouse with the benefit of a tree lined driveway.

Rights of Way

Public footpaths and bridleways border the property. These are detailed within the Isle of Wight Council's Right of Way Map available from the agents.

Services

Farmhouse & Annexe (Willow Cottage): benefit from private water and mains electric, private drainage and oil fired central heating.

Ox House: Benefits from private water and mains electric, private drainage and oil fired central heating.

Drainage

The vendors have commissioned a drainage report for the property, this can be made available upon request from the selling agents.

Private Water Supply

The property is connected to a private water supply. (Further information on the water system is available from the selling agents.)

Boundary Fence

The vendor will be responsible for erecting a new stock proof fence before completion, between points A-B as shown on the sale plan available with the selling agent.

Broadband

Upload Speeds of up to 80 Mbps

Download Speeds of up to 90 Mbps

Tenure & Possession

Freehold with vacant possession on completion.

EPC

The Farmhouse (with Willow Cottage) - F

Ox House - F

Business Rates

The property and wider farm are registered for business rates and the current combined rateable value is approximately £8,000. A pro-rata amount can be made available from the selling agents specifically to the sale property.

Local Authority

The Isle of Wight Council

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 poles 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 Planning

Appuldurcombe Farmhouse is not listed. The Property is part of an Area of Registered Park Land.

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.

Health and Safety

Given the potential hazards of a working farm, we would ask you to be as vigilant as possible for your own personal safety when making your inspection, particularly around the agricultural buildings.

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

PO38 3EW

What3Words

///routs.elections.poem

Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

Thomas Dawson

BCM Wilson Hill - Isle of Wight Office

Red Barn, Cheeks Farm

Merstone, Merstone Lane

Isle of Wight, PO30 3DE

T - 01983 828807

NB: These particulars are as at April 2025.



Isle of Wight

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