



# MOORFIELD CHASE

Chilton Lane, Brighstone, Isle of Wight, PO30 4DR





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An idyllic residential holding enjoying a detached house with separate self-contained annexe, two holiday cottages, equestrian yard with 20m x 40m sand school, a range of stables, further domestic buildings with five grass paddocks, in all extending to about 5.53 acres (2.24ha).

## Moorfield Chase – House & Annexe

**Ground Floor - House:** Porch | Reception Hall | Kitchen/Breakfast Room | Sitting Room | Living and Dining Room | Garage and Utility room | Boot Room  
Shower Room/WC | Garden Room | Utility

**Ground Floor - Annexe:** Office/Lounge | Bathroom | Kitchen | Bedroom

**Ground Floor – 2,213 sq. ft / 205 sq. m.**

**First Floor:** Bedroom | Bedroom | Bedroom | Family Bathroom | Attic

**First Floor – 855 sq. ft / 79 sq. m.**

## Gardens and Grounds

Orchard | Large Decking with Veranda | South Facing Courtyard | Vegetable Patch | Raised Beds | Fruit Cages | Potting Shed | Greenhouse | Grassland Paddock

## The Stables (Holiday Let)

Two Double Bedrooms | Family Bathroom | Kitchen/Diner/Lounge

## The Coach House (Holiday Let)

Two Double Bedrooms | Family Bathroom | Kitchen/Diner/Lounge

## Domestic/Storage Buildings

Laundry Room/ WC | Workshop including Gardening Store & Machinery Store

## Equestrian Buildings, Facilities and Yard

Large Block of Stables with 6 loose boxes | Tack Room | Concrete Hardstanding Wet Weather Shelter | 20m x 40m Chalk Sand School | Large Concrete Yard | Parking Area

## Land

Five Paddocks in total extending to 3.91 acres (1.58ha)

**Guide Price - Whole: £1,250,000**



## LOCATION

Moorfield Chase is set in a peaceful location, on the periphery of Brighstone, on a secluded lane. The holding is situated within the Isle of Wight National Landscape (previously known as the Isle of Wight Area of Outstanding Natural Beauty) enjoying spectacular views towards its own land.

Just a short walk from Brighstone with its range of services including a shop, pub, primary school, doctors' surgery, church and café. The hamlet of Brook is close by, with access to miles of sandy surfing/walking beaches and the famous Jurassic & Heritage Coastline. The historic Georgian harbour town of Yarmouth with its mainland regular ferry link is within 15 minutes' drive as is the administration town of Newport with a wide range of services.

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

## MOORFIELD CHASE – THE HOUSE

A vastly improved detached four-bedroom house, with annexe accessible both through the main house and via its own private entrance.

### Porch

Covered external porch.

### Reception Hall

Large reception hall with large windows overlooking the front garden and large built in cupboard that houses the boiler.



### Kitchen/Breakfast Room

Large kitchen with bespoke cabinetry and worktops from Prestige Pine, views over the rear garden through bifold windows, built in appliances and moveable kitchen island.

### Sitting Room

A large double aspect sitting room with open fire, with timber and slate surround.

### Garden Room

Adjoining the sitting room is an additional large space, triple aspect floor to ceiling windows flooding the room with natural light with doors leading out to the garden terrace.

### Living/Dining Room

A unique dual aspect space with hardwood flooring, bespoke bookcases & French doors leading to the rear patio and house gardens.

### Utility Room

Off the kitchen, there is a door leading to an cloakroom. The cloakroom continues through to a family shower room featuring copper rainfall shower, large garage with concrete floor, utility area with granite effect worktops, sink and plumbing installed. There is also an inner boot room with separate utility/dog area with integrated appliances and doors leading to the side garden.



## MOORFIELD CHASE – THE ANNEXE

A self-contained annexe, currently incorporated with the main house.

### Office/Diner/Lounge

A spacious office/dining/lounge with hardwood flooring.

### Bathroom

A family bathroom with bath, shower, w/c and sink

### Kitchen

Dual aspect kitchen with built in appliances, overhead and under counter storage.

### Bedroom

Good sized double aspect bedroom with hardwood flooring, door leading out to the courtyard.







## First Floor

### Landing

Landing with freestanding cupboard.

### Bedroom

A dual aspect double bedroom and built in storage.

### Bathroom

A family bathroom with bath, shower, w/c and sink.

### Bedroom

Good size double bedroom with views over the front, with integrated storage.

### Bedroom/Snug

Good sized room currently laid out as a snug/bedroom.

### Attic

Stairs from the first floor lead up to a good sized loft which is easily accessible and is boarded and insulated.

## GARDENS AND GROUNDS

The residential gardens and grounds extend to about 1.09 acres (0.44ha). The front garden is laid to lawn, with formal driveway off the public highway, Chilton Lane. There is a small section of woodland area to the north which could become additional parking space, if required.

There is a wrap around path leading to a newly installed Mediterranean style side garden which leads round to the rear garden.

The garden includes an orchard, wonderful cantilevered decking with veranda, south facing courtyard, and an enclosed garden with raised beds, fruit cages, potting shed and greenhouse. There is a central woodland area to the south of the main house as well as a well maintained enclosed paddock separate from those situated to the south.

There is parking for several vehicles.

## THE STABLES (HOLIDAY LET)

A delightful two bedroom holiday cottage, maintained to high standards with good sized kitchen/diner/lounge, family bathroom and private courtyard garden. The property benefits from two parking spaces.



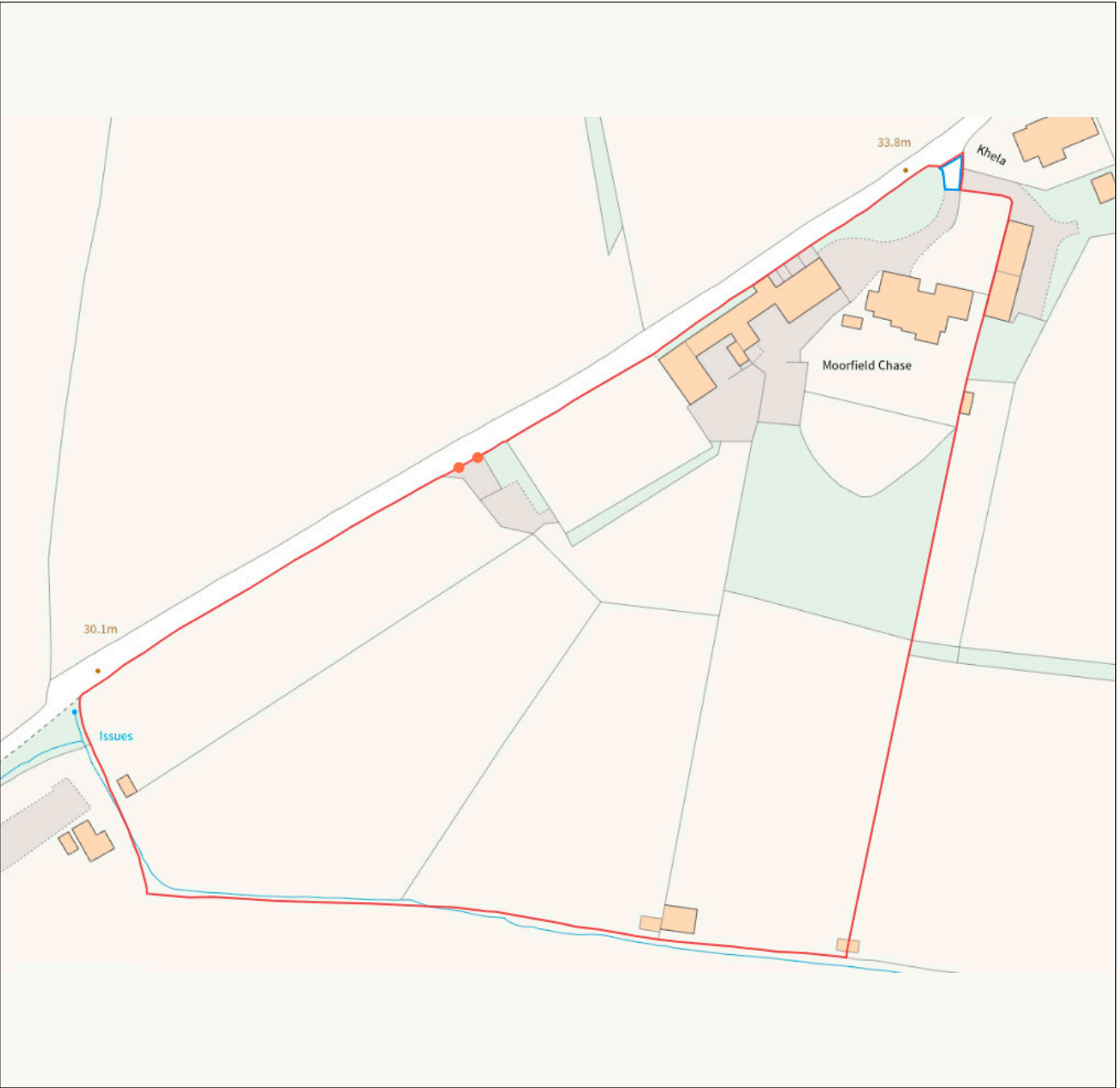


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## THE COACH HOUSE (HOLIDAY LET)

A delightful two bedroom holiday cottage, maintained to high standards with good sized kitchen/diner/lounge, family bathroom and courtyard garden accessed from the parking area. The property benefits from two parking spaces.

## DOMESTIC AND STORAGE BUILDINGS

Situated to the south/south-west of the main house are a large range of buildings including a detached building housing the laundry room and w/c, a separate L shaped building adjoining the southerly holiday let split into three, comprising a tool shed, tractor store and machinery store.

## EQUESTRIAN BUILDINGS, FACILITIES AND YARD

This property is complemented by a wide range of equestrian facilities including a substantial block of stables, of breeze block construction, with six loose boxes, hay store and hay barn, a wet weather shelter, a well maintained 20m x 40m chalk sand school, with large concrete yard and separate parking area.

## LAND

Situated to the south of the property are five grass paddocks, all enjoying post and rail fencing, with two field shelters and a pole barn, in all extending to about 3.91 acres (1.58ha).

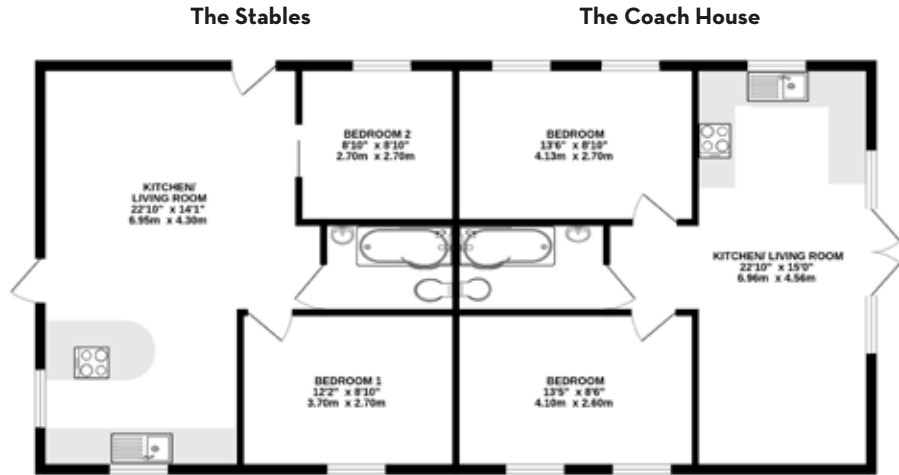
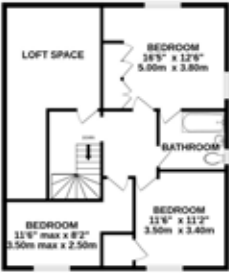
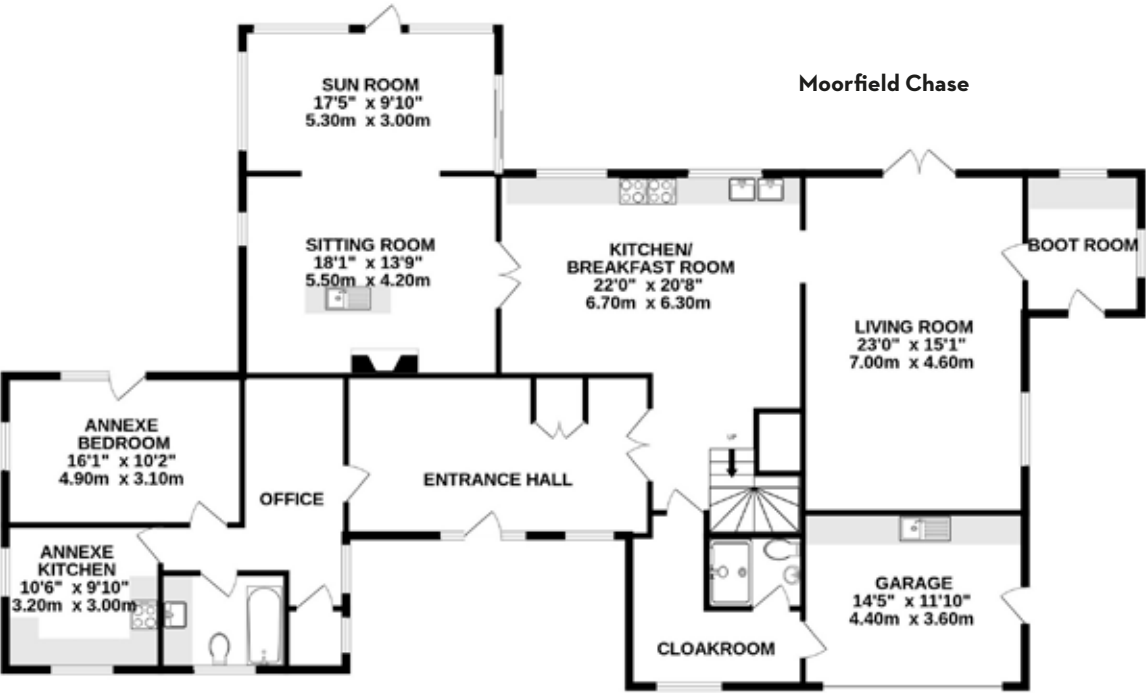
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- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order - nor have BCM Wilson Hill tested them.

GENERAL REMARKS

Method of Sale
Moorfield Chase is offered for sale by private treaty, as a whole.

Tenure
With vacant possession completion or other subject to the tenancies and licences listed below.

Rights of Way
There are no public rights of way over the property. The closest neighbour benefits from a vehicular right of way over a short section of the driveway (edged blue on the sale plan) included within the freehold of the property.

Access
The property is accessed from the public highway, Chilton Lane over a private drive (within the freehold of Moorfield Chase) leading to the property.

There is a secondary vehicular access which has been recently installed situated between the sand school and the furthest paddock (as indicated by the orange markers on the sale plan) with a 5 bar metal gate, off the public highway, Chilton Lane.

Services
The main house benefits from mains water and electric, LPG central heating (with new combination boiler), newly installed Water Treatment Plant (compliant with the General Binding Rules, with a capacity of 25 to 32 people), BT WIFI.

Holiday Cottages - The properties are connected to mains water and electric, LPG heating and drainage via the same Water Treatment Plant as the house.

Buildings - The buildings are connected to mains water and mains electric. There is an electricity spur in the loft space of the main house, providing capacity for a hot-tub or jacuzzi to be installed in the garden.

Land - The land benefits from a mains water connection.

Broadband
The property is connected to BT with upload and download speeds available with the existing connection as 9 Mbps and 51 Mbps respectively.

Building Safety/Asbestos
The workshop roof contains some Asbestos materials of which the location and type of asbestos are available in the management plan, available upon request from the sole selling agent

Council Tax/Business Rates
House: Council Tax Band - G

Holiday Cottages: Business Rates at the prevailing rate as of July 2023.

EPC:
The House - E
Cottages - Exempt
Buildings - Exempt

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

Holiday Bookings
The vendor will continue to run the holiday cottages and take bookings, with a 10% deposit taken, with the buyer expected to honour bookings inheriting the other 90% income.

License
The vendors let some of the property to DIY Liveries under a formal written license agreement (license to occupy).

Postcode
PO30 4DR

Local Planning
The holiday cottages are restricted to holiday use only, however, there is no limit to the number of days per year so long as an up to date register is maintained.

What3Words
///dollars.imprints.floating

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.

The items and furniture in the holiday cottages are included within this sale and the Guide Price.

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.

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
Strictly by appointment with the selling agents only.

NB: Details and photographs dated May 2025.

Selling Agent
Thomas Dawson
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Merstone, Merstone Lane
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**Isle of Wight**

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