

LITTLE BUDBRIDGE, BUDBRIDGE LANE, MERSTONE, ISLE OF WIGHT PO30 3DH
GUIDE PRICE £1,545,000





A beautifully restored, 5 bedroom period country house, occupying grounds about 7.5 acres in a quiet yet accessible rural location. Restored to an exceptional standard, this small manor house is constructed largely of local stone elevations beneath hand-made clay peg tiled roofs. It is Grade II listed with origins in the 13th Century, and with a date stone from 1731. Included are the neighbouring barns and outbuildings which have consent for several holiday letting units. After a period of gentle decline the property was virtually derelict in 2013 and in 2013-15 it underwent a programme of complete renovation, extension, improvement and under the supervision of the conservation team of the Local Authority. Modern high-quality kitchen and bathroom fittings by 'Porcelanosa' have been installed to sympathetically compliment the many original period features. The finest original materials and craftsman techniques have been used and finished to a high standard.

The house enjoys an elevated position within about 7.5 acres of grounds with extensive vistas across the beautiful surrounding countryside of the Arreton Valley to downland beyond. The gardens have been terraced, landscaped and enclosed in new traditional wrought-iron parkland fencing, with matching entrance gates, beyond which are lakes and a grass tennis court.



The property is set beside a quiet "no through" lane within a picturesque rural location, yet is easily accessible to Newport, (4 miles) with mainland ferry links to Portsmouth 6.5 miles away at Fishbourne. Ryde School is also easily accessible about 8 miles away.

ACCOMMODATION

ENTRANCE HALL With bespoke 'Tudor' pattern solid oak front door with original flagstone flooring and leaded light windows.

INNER HALL With an arched entrance, stone steps, flagstone floor, oak panelling and a fine new 'Colonial Craftsman' bespoke oak staircase, underfloor heating to part Oak-framed glazed wall. The original 14th century stone entrance leads to an inner lobby with flagstone and brick floor with underfloor heating.

CLOAKROOM With exposed period timber and brick wall and flagstone floor, 'Porcelanosa' solid marble sink.

STUDY With cork flooring, oak panelling. Cat5 wiring for Internet is installed and a choice of two internet providers would be available for speeds up to 30 GB/second.

DINING ROOM Open fireplace beneath an ancient beam. Flue and steel plate has been installed ready for a wood-burning stove. Two entrance lobbies, one adjacent to the Georgian front door and the other next to the original possibly 14th century entrance.

DRAWING ROOM A triple-aspect room with open fireplace and stone hearth, solid tulip wood doors and underfloor heating. Stone mullioned window with seat and leaded light windows.

KITCHEN/LIVING ROOM A superb living space with a beautifully-fitted kitchen by 'Porcelanosa' with 'Silestone' work surfaces, an electric four oven 'Aga'; a range of 'Siemens' appliances including two refrigerators, a freezer, oven, microwave and two-ring gas hob. French doors open to the garden under a glazed roof. Two further sets of French doors provide a southerly outlook and open on to the courtyard. A slate hearth (and a gas pipe) are ready to take a wood-burning stove, or an integral gas-fire.



UTILITY ROOM With cupboard housing mains pressure hot water cylinder, gas-fired boiler, stainless steel deep sink, solid wood work surface and space for washing machine and dryer. All areas with tiled floor and underfloor heating.

FIRST FLOOR

BEDROOM 1 A magnificent triple-aspect room with views over the grounds and surrounding countryside. Stone mullioned window with new leaded lights. A narrow passage links to Bedroom 2 includes what is believed to be a priest hole.





BEDROOM 2 A large double bedroom with a Shower Room 'en-suite', 'Porcelanosa' marble throughout, with 'Porcelanosa' fittings and adjustable electric underfloor heating.

FAMILY BATHROOM Tiled in 'Porcelanosa' with twin wash basins, a bath with shower over, WC, heated towel rail and adjustable electric underfloor heating.

BEDROOM 3 With vaulted ceiling and exposed timbers with southerly country views with a large Wet-Room 'en-suite', with a walk-in shower and twin wash basins, adjustable underfloor heating.

Two separate staircases rise to the **SECOND FLOOR**:

BEDROOM 4 With vaulted ceiling, exposed timbers and roof lights providing uninterrupted views to the Ashey Seamark and Downs with an adjacent wet-room beautifully finished and tiled throughout with 'Porcelanosa' tiles, underfloor heating.

BEDROOM 5 A characterful room with exposed roof timbers and sloping ceiling, with southerly country views through stone mullioned window with W/C and basin 'en-suite'.

OUTSIDE

The property is approached via a pair of bespoke wrought iron gates which open onto a gravelled drive that sweeps past edged lawns enclosed by parkland fencing to a parking area adjacent to the house. Flagstone and paved paths extend around the house. To the rear there is a vegetable garden with raised borders, a greenhouse with grapevine and fruit trees. There is a paved courtyard on the southern side of the house which can be accessed from the Kitchen/Living Room and which is ideal for dining 'al-fresco'. Beyond the fenced garden is a grass tennis court (unfenced), pasture paddocks and two lakes.



PLANNING

Planning consent (PP-2333452 and PP -2333708 (LBC)) exists for the addition of a conservatory adjoining the Living Room as well as the erection of a Summer-Room/Conservatory and Garden Room against the original stone and brick wall of Cow Byre One. The consent also provides for a 2 ½ bay garage to be built to the west of the house.

OUTBUILDINGS

TWO OLD COW BYRES are situated to the south of the house and are accessed by a separate vehicular access off Budbridge Lane:

COW BYRE ONE 15.7m x 8.3m has been sympathetically re-roofed with slate-blue polyester-coated traditional corrugated steel and roll-top coping. The concrete floor and livestock stalls remain with potential as a substantial garage/boat store or indoor swimming pool/gym/party barn.

COW BYRE TWO 10.8m x 8.33m with cart-shed extension. An ideal workshop/store. Planning consent for conversion into a holiday letting unit.

THE WORKSHOP & GRANARY A block built barn (7.1m x 12.9m) with adjacent granary adjoining the original chalk/stone wall and further lean-to building and small enclosure with planning permission P/00860/12 – TCPL/31109/A to be converted to one, 3 bedroom unit of holiday accommodation. Two further farm buildings adjoin to the South.

A SUBSTANTIAL STONE BARN (approx. 32 x 9m) in need of total repair and re-roofing, but with great potential. With planning consent P/00860/12 - TCPL/31109/A (9 Aug 2012) for 3 units of holiday accommodation (2 x 3 bedroom units and 1 x 2 bedroom unit).

Further planning consent was granted for all holiday units to be held in separate ownership to the main house on 4th Sept 2013 (P/00889/13 - TCP/31109/D). There is potential for current Planning status to be changed in favour of full residential consent for these former agricultural buildings. The farmstead previously operated as an agricultural unit, therefore there is potential to utilise permitted development rights for residential development up to 450m² or up to three residential units. Purchasers must rely upon their own advisors and investigations in this respect.

HISTORICAL NOTE

Believed to date largely from the 17th and 18th Centuries Little Budbridge is a Grade II Listed farmhouse built of Bembridge Limestone elevations with a later 19th Century east wing. There is a datestone 1731 in the wall in front of the house but some features of this traditional 'lobby entrance' house are older, including drip mouldings above the stone mullioned windows in the south gable which would seem to be Tudor or early Jacobean in origin.

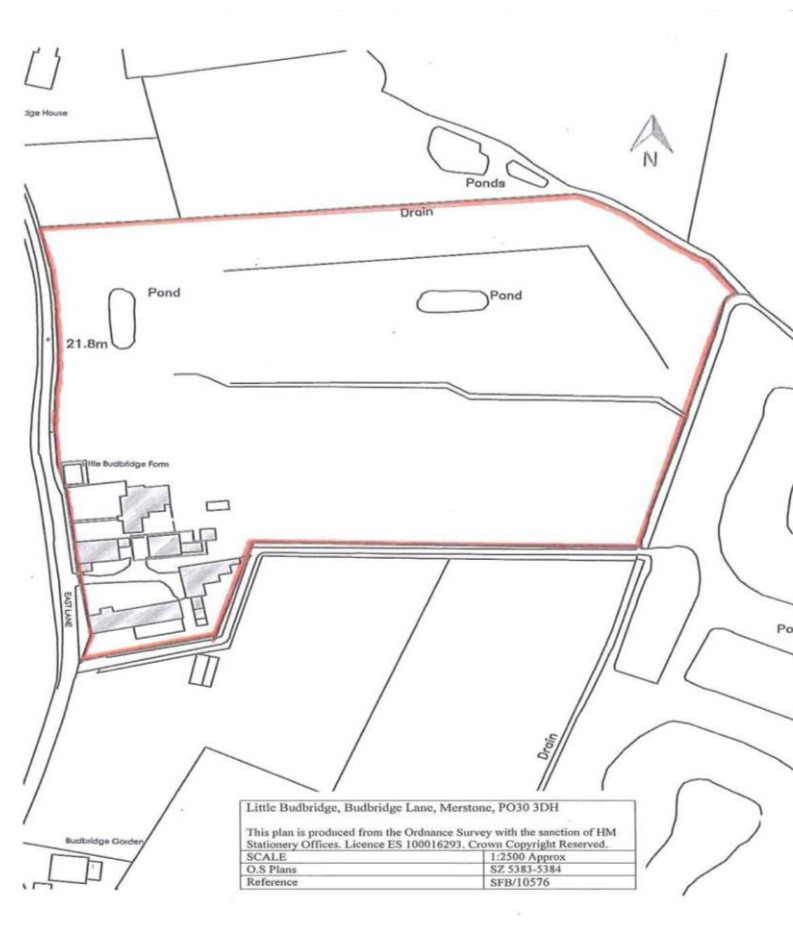
The will of Edward Wight of Little Budbridge dated 18th July 1767:-

"To my only son John all my messuages lands and tenements in Arreton, Carisbrooke & Newchurch, to my wife Sarah, an annuity of £15.00 per year. To my daughter Mary Wright the sum of £100.00, to John base born son on of Ann Edwards and lately wife of James Wise of Newport the sum of £10.00. To Elizabeth the wife of William Fareley of Dodnor, Carisbrooke £50.00"

The earliest mention of Little Budbridge or North Budbridge is in the early years of the 14th Century when the property was referred to as Botebrigge and there were property dealings between the Oglander families of Nunwell, Henry de Botebrigge and Quarr Abbey. In the reign of Henry VIII Richard Cooke of Budbridge was Captain of Sandham (Sandown) Castle built on the King's orders in 1544 to defend the Island against the French. The Mary Rose sank in 1545 in the Solent, nearby. Sir John Oglander, the 17th century chronicler recalls that Cooke was a brave fellow who came always to Arreton Church in his 'wrought velvet gowne and 12 of his soldiers with halibardes (combined spear and axe on a pole) wayghted upon him!'

THE 2013-15 RENOVATION AND IMPROVEMENT WORKS

The extensive, thorough and comprehensive works were carried out with input from professionals and the conservation officer, include the replacement of the roof, floors (with mostly oak joists), all windows (the majority double glazed), and high levels of insulation including sheeps wool and Secil ecocork lime plasters. New electrical, telecoms, plumbing, drainage and heating systems have been installed including underfloor heating in principal rooms and bathrooms. A high quality new kitchen and bathrooms by Porcelanosa result in a superb blend of stunning modern fittings and comforts with a range of original and bespoke fittings and features. Chimneys have been rebuilt and relined. Internally, lime plaster has been finished with a combination of Farrow & Ball limewash, Earthborne clay paint and Annie Sloane chalk paints. Bespoke joinery includes new internal oak and tulip wood doors, solid wood floors and quality brass fittings by Jim Lawrence and Croft. The effect is stunning and the high standard of the finish has been designed to bring out the very best of the original, period features and the stylish new fittings.



THE ISLE OF WIGHT

The Isle of Wight, situated off the South Coast of England, is becoming an ever-more popular location for permanent and second homes. Made popular by Queen Victoria, who had her maritime residence at Osborne, the Island is famous for sailing in the Solent; for Cowes Week; for its beautiful coastline including sandy beaches and The Needles; spectacular countryside and long sunshine hours. Sainsburys, Tesco, M&S, Waitrose, Lidl and Aldi all now have a presence as have many other national chains. Communication and transport links are excellent; regular car ferries connect with the national motorway network and fast catamarans have connections via Southampton and Portsmouth with direct trains to London Waterloo which can be reached within 2 hours of leaving the Island shore. Government-funded schools are numerous and independent schools (Ryde School and Priory School) thrive on the Island with some children attending prep and public schools on the mainland. Leisure opportunities abound - walking, riding, paragliding, hang-gliding, team sports, sailing, wind surfing and other water sports, rugby, football (Newport Football Club) cricket and golf clubs. Good transport links enable day trips to the shopping centres of West Quay, Southampton and Gunwharf Quays, Portsmouth.

Merstone is an attractive hamlet on the Isle of Wight near the centre of the Island with Rookley to the northwest, Arreton to the east, and Godshill to the south.

A cycleway links Merstone to Sandown and Newport along a disused railway line.

Arreton lies on the Southern slopes of Arreton Down in the centre of the Isle of Wight with views over the surrounding downland and countryside. Arreton has a range of amenities, among which are two public houses, craft shops, village shop, Primary School and 12th Century Church.

Godshill is a very popular village situated about 6 miles south-east of the Island's main shopping and administrative centre of Newport and has regular bus services to the coastal towns of Ventnor, Sandown and Shanklin. The village has excellent local facilities including the Church, inns, restaurants, primary school, Post Office and other shops. Beyond the village there are various footpaths and bridleways giving access to the fine countryside and long-distance Island trails.

DIRECTIONS

From Newport proceed towards Sandown on the A3056 for 3 miles and immediately after the turning right signed Merstone turn right onto East Lane just before the sharp left-hand bend. Proceed along East Lane for about 1.4 miles and Little Budbridge will be found on the left-hand side. Postcode PO30 3DH.

COUNCIL TAX - Band G - Amount Payable 2018/2019 - £2,961.43

SERVICES

Mains electricity and water. Private drainage to new 'Diamond DMS3' treatment plant (with a separate DMS5 treatment plant having also been installed to serve the barns to the south). Gas-fired boiler fed from underground 4,000L bulk propane tank. A separately-zoned and controlled underfloor heating system serves the Kitchen, Living and Utility Rooms, Hallway, Inner Lobby and Drawing Room with dual-zoned central heating to the remainder of the house except the bathrooms and shower rooms where there is electrical underfloor heating.

VIEWINGS

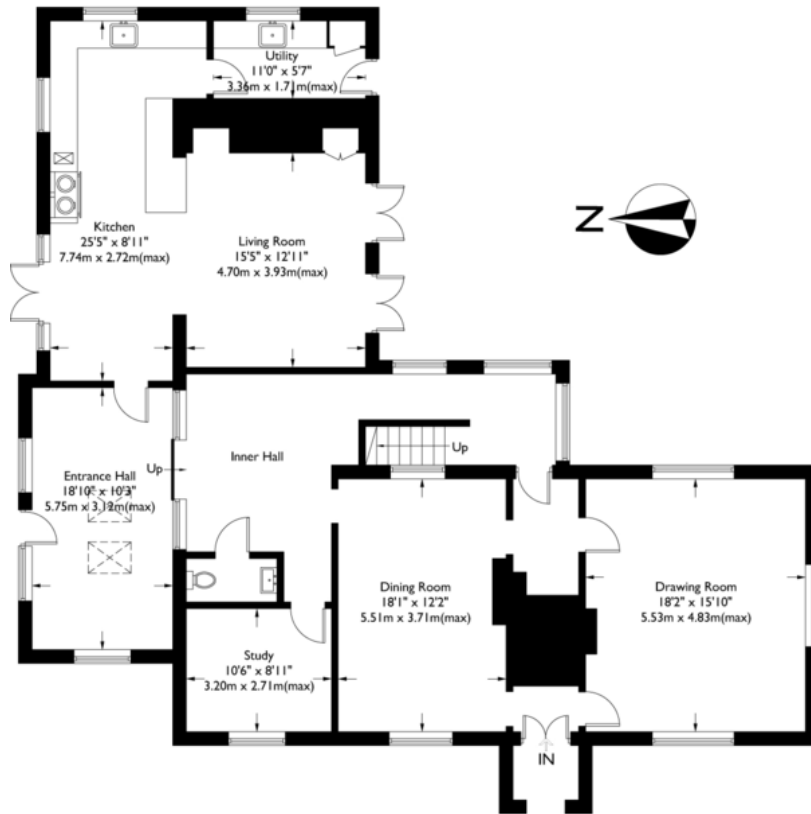
All viewings will be strictly by prior arrangement with the joint sole selling agents.

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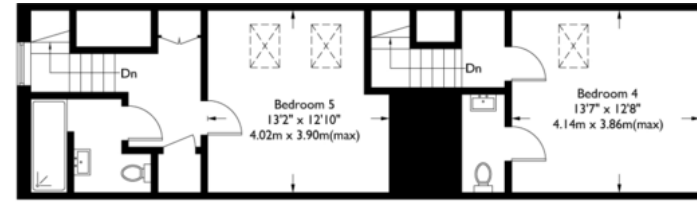
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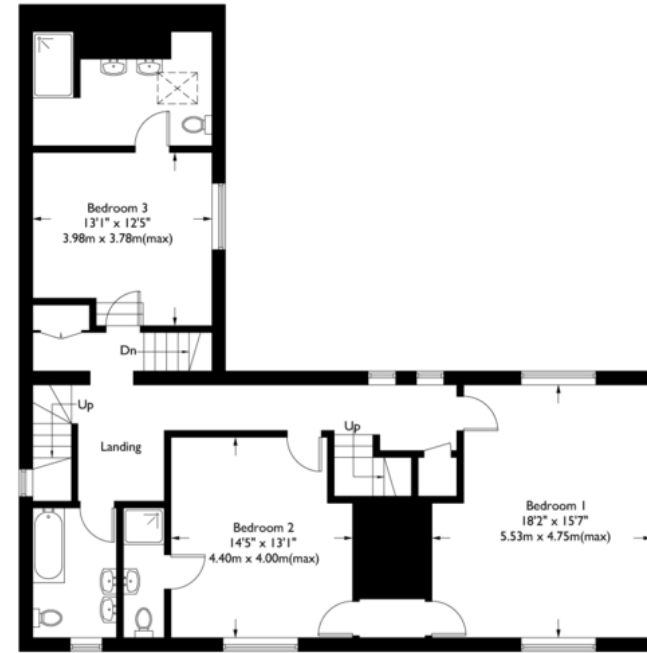
Approximate Gross Internal Area = 3608 sq ft / 335.2 sq m



Ground Floor



Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID279647)



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