



Howgate Farm, Bembridge, Isle of Wight

SPENCE
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A historic listed farmhouse set within beautiful grounds.

Summary of accommodation

Ground Floor

Entrance hall | Drawing room | Sitting room | Dining room | Kitchen and breakfast room | Utility room | Wet room | Cloakroom
Garden room | Boot room

First Floor

Six well-proportioned bedrooms | Four bathrooms, two of which being en suite

Ancillary accommodation

Four bedroom cottage (Lot 2) | Two bedroom stone barn conversion

Grounds

3 acres of beautiful gardens & woodland | Heated swimming pool | Large gravelled driveway

Outbuildings

Office/studio | Workshop | Two stores | Two carport bays | Pool House

Distances

Bembridge Harbour 2.5 miles, Fishbourne 11 miles, Ryde 7.6 miles (with high speed passenger links to Portsmouth, connecting with trains to London Waterloo) (All distances are approximate)

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Howgate Farm

Constructed in 1722 and extended in the 1980's this charming farmhouse has been beautifully refurbished by the current owners before its Grade II listing in 1990. With elevations of island stone and a range of versatile barns and outbuildings converted to accommodation, Howgate Farm provides a well-loved and particularly comfortable family home.

The reception rooms offer a perfect balance of formal entertaining and family living space with elegant well-proportioned drawing room with original fireplace, dining room and large farmhouse kitchen and breakfast room with delightful garden room off.

On the first floor, the spacious principal suite incorporates a bathroom, dressing room and has delightful views of the garden. The further bedrooms, including a guest suite and two family bathrooms all have views over the gardens and grounds.





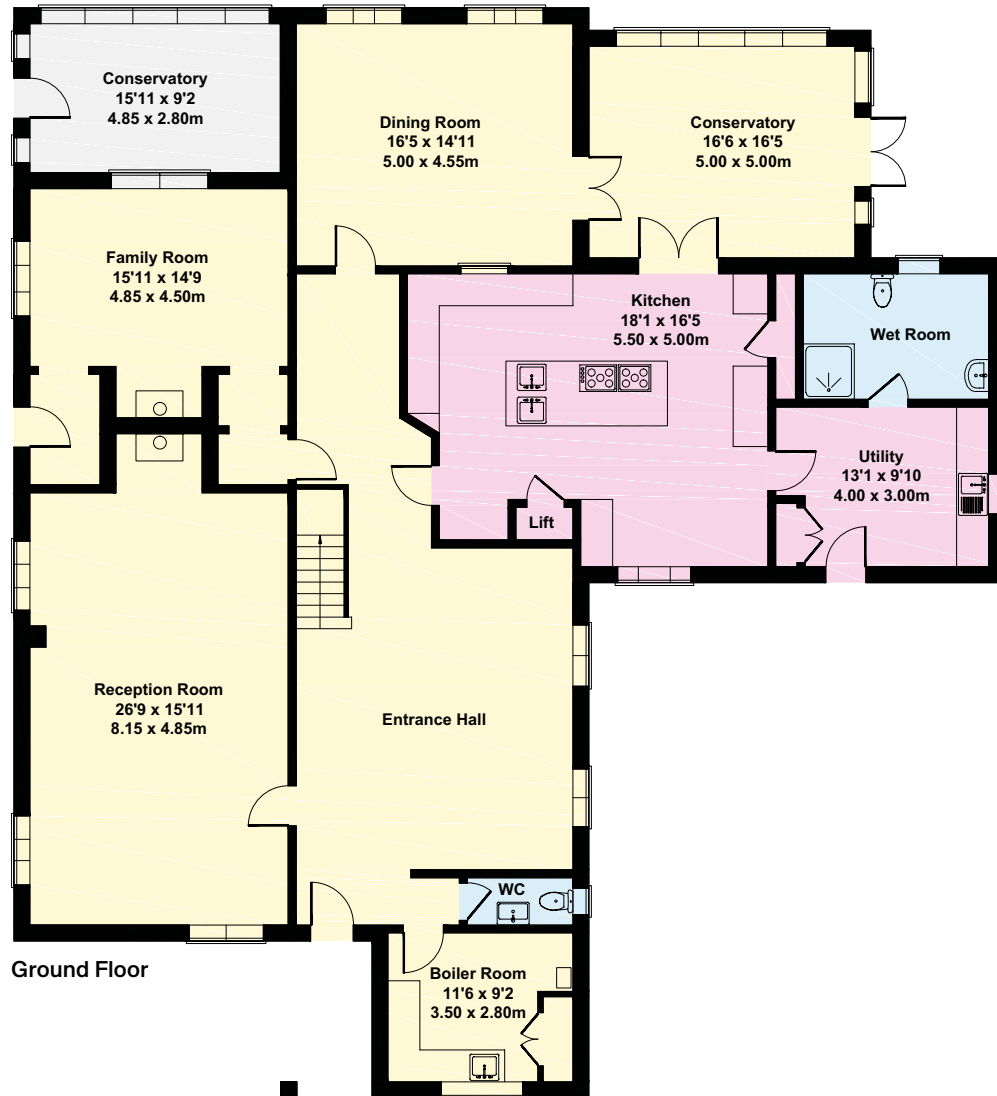


Approximate Gross Internal Floor Area

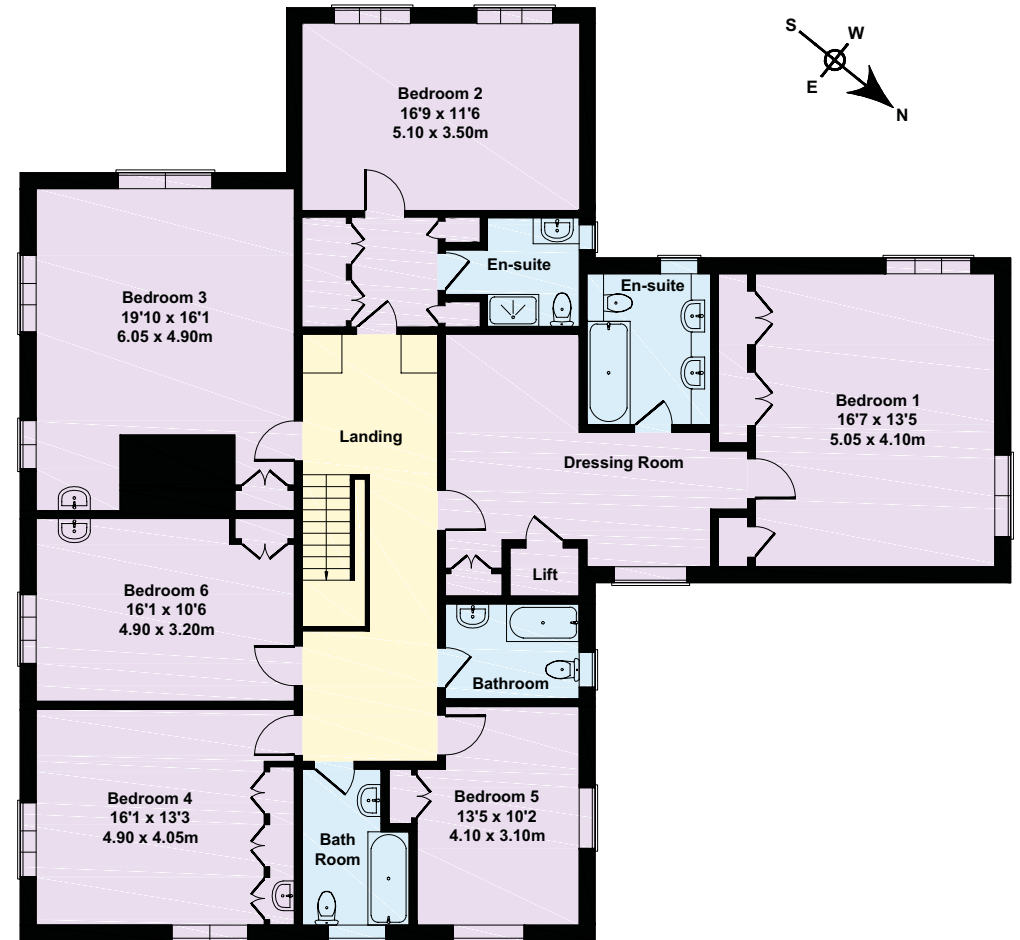
House: 4831 sq ft - 449 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

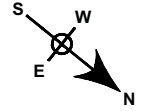
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



The Barn

Across the courtyard from the house this attractive stone barn has been configured to provide a spacious two bedroom annexe to the house with open plan kitchen, dining and sitting room.

The Cottage

The separate four bedroom cottage has its own entrance and private gardens and is ideal for providing a letting income or guest accommodation.

Outbuildings

The extensive outbuildings include a range of functional stores, workshop, and a glazed potting shed together with a two bay carport, office and studio with loft space over. A 40ft heated swimming pool and pool house sits to the east of the house.

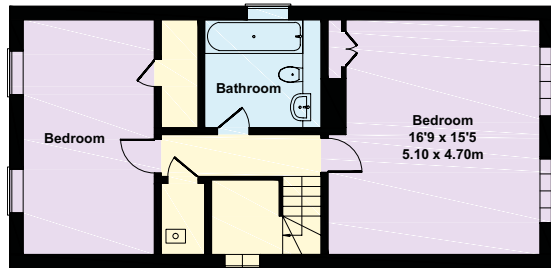


Approximate Gross Internal Floor Area

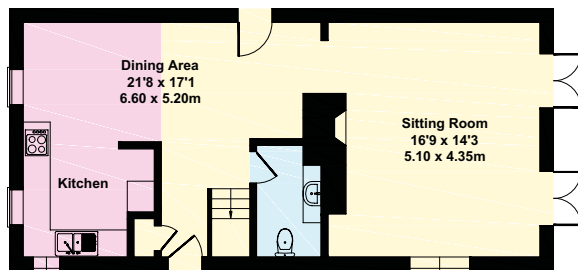
3972 sq ft - 369 sq m

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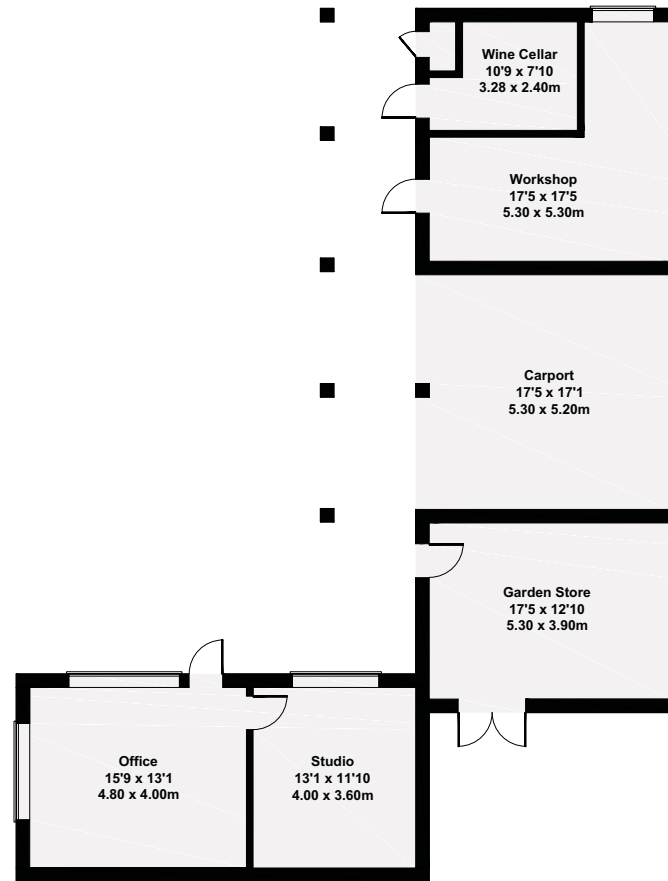
The Barn



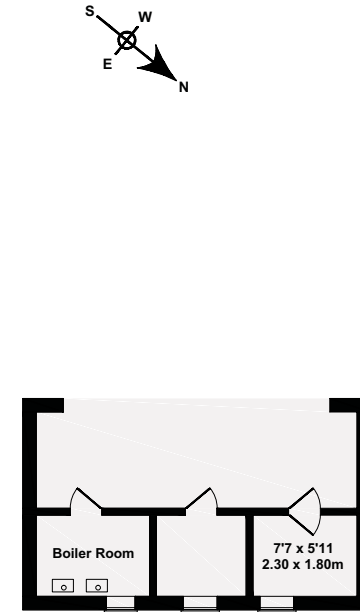
First Floor



Ground Floor

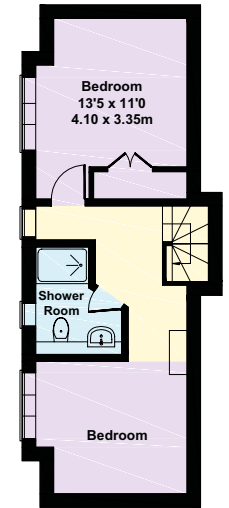


Outbuilding

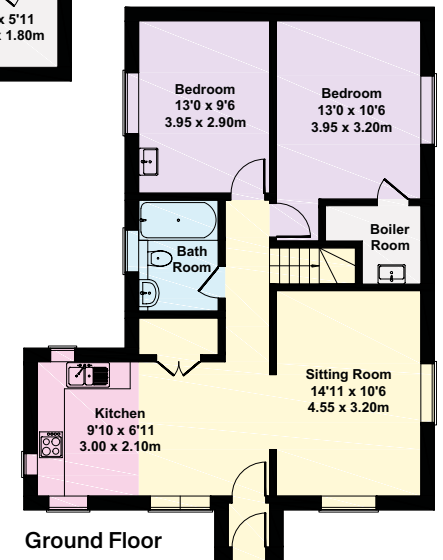


Pool House

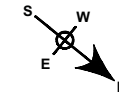
The Cottage



First Floor



Ground Floor



Grounds

The gardens form a stunning backdrop to the house with magnificent mature trees giving privacy and shelter from the coastal breeze. Extending to approximately 3 acres the gardens wrap around the house offering a tranquil setting and occasional views to the sea. Flagstone terraces give excellent space for outdoor dining and entertaining. The immaculate grounds include well-stocked flower beds bordering lawns and woodland, which in spring are covered with drifts of daffodils, crocus and snowdrops.

The Island

Only 23 miles by 13 miles, and a short sea crossing from the mainland, the Island has a unique atmosphere boasting many attributes, not least of which is its slower pace of life and its own microclimate. It enjoys unspoilt villages and fine seaside resorts with many miles of impressive coastal scenery. With safe sandy beaches, it is a place for sailing, windsurfing and swimming, ideal for both young and old.

Travel

There are many ways of crossing The Solent to the Island. If travelling by car there is a choice of three routes all with frequent services: including, Portsmouth to Fishbourne (45 minutes). If travelling on foot there is a fast and frequent catamaran service from Portsmouth to Ryde (15 minutes) and a similar service from Southampton to Cowes (23 minutes), both connecting with regular mainline train services to London Waterloo. There is also a hovercraft from Southsea to Ryde, taking 10 minutes. To the west of Bembridge village is a small private aerodrome. Southampton Airport is also within easy reach, on the mainland.

The Island is an international sailing mecca with many events throughout the season. The most famous is Cowes Week. In addition, there are many premier yacht and sailing clubs including nearby Bembridge Sailing Club and Brading Haven Yacht Club.

Bembridge

The Village has a good range of small shops for everyday needs, including an excellent fishmonger with freshly caught fish, a farm shop, a butcher, delicatessen and several good restaurants. A more comprehensive range of shopping facilities is available in the county town of Newport (13 miles) and the nearby town of Ryde (7 miles).



Located close to the eastern most point of The Island, Bembridge Harbour has extensive mooring facilities and two sailing clubs and there are wonderful coastal walks and sandy beaches accessible directly from the property. There are shallow beaches, perfect for swimming, kite-surfing and beach-combing.

Services & Miscellaneous

Mains electric, drainage and water, with separate heating systems in the Barn, Cottage and Pool House.

EPC rating: The Cottage E.

Tenure

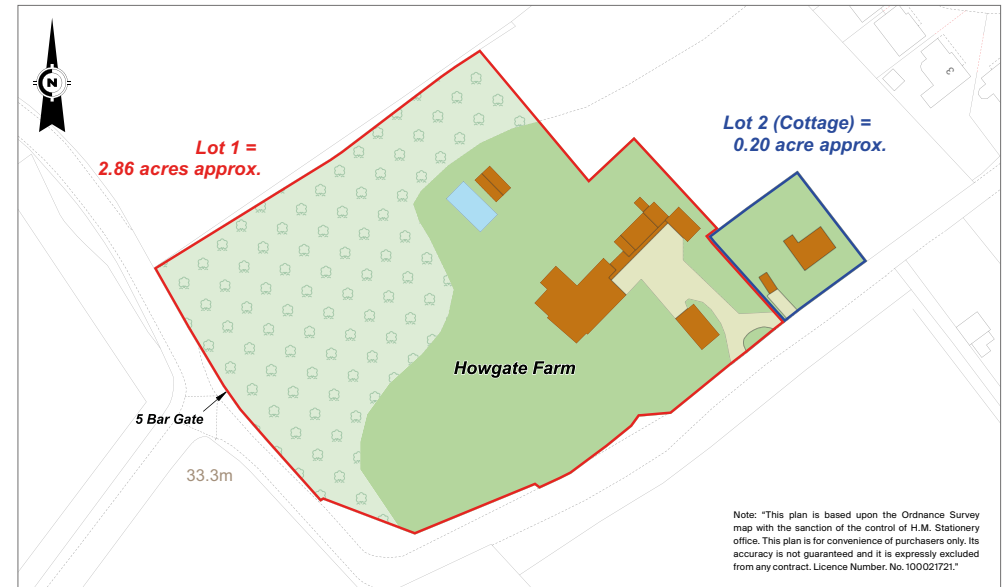
The property is offered freehold.

Postcode

PO35 5QN

Viewings

All viewings will be strictly by prior arrangement with the joint sole selling agents: Spence Willard & Knight Frank.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2022. Photographs dated March 2022.

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