



BREMEL FARM

Limerstone Road, Limerstone, Isle of Wight, PO30 4AB





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An impressive, three-bedroom farmhouse with extensive and buildings all set within 21.1 acres (8.53ha) located in an elevated position with wonderful views across the Countryside and English Channel.

Guide Price: £810,000

Bremel Farmhouse

Entrance Hall | Dining Room | Kitchen | Downstairs W/C/Utility Room
Sitting Room | Study | Master Bedroom | Bathroom | Bedroom 2 | Bedroom 3

In all approximately 164m² (1774 sqft)

Buildings

Stable block | Store Room/Office | Storage Barn | Sand School
Planning Permission for an Additional Storage Barn

Land

Land extending in all to 21.1 acres

For sale by private treaty
Available as a whole

In all approx. 21.1 acres (8.53ha)





BREMEL FARM

Bremel Farm House is entered via a spacious hallway with an impressive and attractive galleried stairway leading up to the first floor with two windows to the front, enjoying views across its own land extending towards Limerstone Down.

On one side of the hallway is a dining room with windows to the front and side providing an abundance of natural light with underfloor heating, complemented by the wood effect flooring. On the other side of the dining room is a farmhouse style kitchen with wooden units benefitting from a modern finish with tiled work surfaces over and splash backs.

On the other side of the hallway, there is the sitting room with French Doors to the rear garden, open brick fireplace with wood surround. Leading from the sitting room there is a downstairs w/c and utility room with space and plumbing for a washing machine and tumble dryer. The study/games room is located off the sitting room with a window to the side and front enjoying superb views over its own land and the downs towards Limerstone Down.

On the first floor the accommodation comprises a master bedroom with wonderful English Channel and Countryside views, a further two double bedrooms and a family bathroom with bath and shower.

GARDEN AND GROUNDS

Enjoying a sheltered South facing aspect with an attractive garden to the North. At the front of the house is a large paved terrace with lawn beyond and to the rear is a private and secluded garden which is laid to lawn and bordered by shrubs with a paved terrace adjacent to the house.

BUILDINGS

A five bar wooden gate leads to this well appointed small holding with large gravel turning circle and parking area. The buildings include:

- Stable Block (32'9 x 32'9) comprising: 5 loose boxes, a tack room with light, water and power and attached workshop.
 - Office/Storage Barn (10m x 20m): a recently extended and refurbished office/storage barn
 - Sand School (40m x 17m approximately)
 - Additional Storage Barn (18m x 21m): planning permission has been granted under reference 19/00740/FUL for an additional storage barn.
- The property is located within an Area of Outstanding Natural Beauty.

LAND & PADDOCKS

The land which extends to the north and east of the property is approximately 21.1 acres forming the backdrop of Bremel Farm as it rises towards Limerstone Down. There is excellent riding and walking nearby.







GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale by private treaty

RIGHTS OF WAY

Public Footpaths 90 and 8 run along the western and eastern boundaries of the property.

ACCESS

Access to the property is off Limerstone Road along a farm track. The property benefits from an all purpose right of access across the farm track to the property.

TENURE AND POSSESSION

Vacant possession will be given of the whole upon completion of the sale.

SERVICES

Heating is by way of an oil fire Alpha range cooker which provides central heating via underfloor heating and hot water via a tank houses in the upstairs bathroom. Mains water and private drainage. The buildings benefit from single phase electric and mains water. The paddocks and fields benefit from a livestock water connection.

PLANNING

The property is located within an Area of Outstanding Natural Beauty.

LOCAL AUTHORITY

Isle of Wight Council

POSTCODE

PO30 4AB

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.

DIRECTIONS

From Coppins Bridge, head north towards High Street. At the roundabout, take the 2nd exit onto St George's Approach/B3341 and continue to follow for 0.3 miles. Turn right onto St John's Place/B3341 and continue to follow for 0.4 miles. At the roundabout, turn left onto Carisbrooke Rd/B3323 and continue for half a mile. At the roundabout, continue straight onto Carisbrooke High Street/B3401 and again continue for half a mile. At the roundabout, take the first exit onto Clatterford Road/B3323 and continue to follow for 4 miles. At the roundabout, continue straight Walkers Lane/B3399 and continue for approximately 1 mile. Turn right and Bremel Farm can be found along farm track, with the property located 200m on the right-hand side.

VIEWINGS

Viewings strictly by appointment with BCM.

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.

SELLING AGENT

BCM, Isle of Wight office

Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE

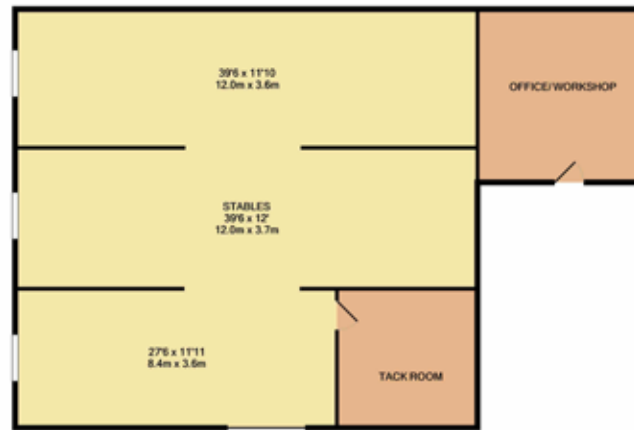
NB. These particulars are as at June 2020 and photos were taken May 2020.

Covid-19

BCM does not guarantee a completely sterile environment. Please refer to our Viewing Protocol (available from the selling agents) for further information.



Storage Barn



Stables



First Floor



Ground Floor

IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, 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 or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- 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 tested them. Particulars prepared June 2020 and Photos taken June 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(65-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	59	70
	EU Directive 2002/91/EC	



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rural property specialists