



LONGLANDS FARMHOUSE

Longlands Farm, Sandown Road, Bembridge, PO35 5PW





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A wonderful 3-bedroom farmhouse complemented by a substantial two storey garage and a large separate parcel of pastureland, in all extending to 14.19 acres.

Guide Price (Whole): £1,065,000

Lot 1 (Farmhouse)- £900,000

Lot 2 (Land) – £165,000

LONGLANDS FARMHOUSE

Dining Room | Kitchen | Porch | Lounge | Shower Room | Plant Room
Master Bedroom with en-suite | Family bathroom | Two further double bedrooms
Large loft | Farmhouse approximately 1926 ft2 (179m2)

BUILDINGS

Two Storey Garage (Room over)

GARDENS & GROUNDS

Gardens for main house extending to 1.08 acres

PADDOCK

Separate pastureland paddock extending to 13.11 acres

In all approx. 14.19 acres (5.74ha)

For sale by private treaty
The property is available as a whole, or in two lots.



LOGLANDS FARMHOUSE

Longlands Farmhouse is situated on the outskirts of the sought-after coastal Town of Bembridge. The property, along with the rest of the complex, was subject to extensive refurbishment about 10 years ago, along with the neighbouring properties which now form a complex of beautifully finished dwellings. The property, also Grade II listed, enjoys a wonderful palette of materials including the sought after Island Stone which is expertly executed on the façade and the remaining elevations of the house. The thatched roof has recently (September 2021) been partially re-thatched to the highest of standards.

SITUATION

The property is situated on the outskirts of Bembridge. This rural location still has the convenience of being within easy reach of the main Town centre. The county town of Newport is 7 miles away.

FARM HOUSE

Longlands Farmhouse is entered via the timber porch, from the front garden, which leads to the inner hallway.

On one side of the property there is a snug room which is dual aspect, enjoys a feature fireplace and wonderful original timber beams. The snug could also be used as a dining room if preferred. Adjoining the snug/diner is a triple aspect kitchen with magnificent double doors that lead out to the courtyard rear garden. The kitchen units are timber and of high quality with black granite worktops. The kitchen also benefits from a number of built in appliances, a wine cooler and built in hob.

On the other side of the property is the large living room, which is dual aspect, has a Clearview wood burner with a stone surround and tiled hearth and features original timber beams. From the lounge, there is a door through to a useful double-sided cupboard and this takes you into the downstairs shower room, there is also a rear external door. The shower room comprises modern fittings. Immediately next to the wet room is a door that leads to the plant room which features all of the heating and electricity infrastructure for the property and is also used as a useful airing cupboard. Stairs from the lounge then take you to the first floor.

On the first floor there are three double bedrooms and a family bathroom. The master bedroom is a large double, is dual



aspect and benefits from a master-suite which comprises a w/c and shower. The second bedroom is also a good sized double bedroom and enjoys wonderful views over The Downs. The third bedroom is a small double bedroom and enjoys fantastic views over the main house garden and paddock beyond. The family bathroom on the first floor is a good size and includes a toilet, basin and bath. The landing on the first floor is a good size and could be used as an upstairs office if required.

GARDENS AND GROUNDS

Longlands Farmhouse is set within well-established gardens and grounds with distant views towards The Downs. The gardens embrace the front, rear and western side of the house. The main house garden is south facing and features a wonderful stone wall. There is a wonderful courtyard space which flows seamlessly from the kitchen and creates the al-fresco ambiance. There is a useful external electric port which would be perfect for a hot-tub or BBQ. To the front of the main house there is parking for several cars. The main house gardens extend to 1.08 acres.

PADDOCK

There is a separate field of permanent pastureland to the north of the house extending to 13.11 acres which is available as a separate lot. There was historically vehicular access onto the main road, by way of a 5-bar metal gate. The pastureland also benefits from direct freehold access onto the public bridleway to the south being perfect for equestrian riders.

BUILDINGS

Within close proximity to the farm house there is a substantial detached outbuilding. The garage is split over two floors and is sympathetically clad in timber being in-keeping with the main house. On the ground floor there is a large double-garage space with concrete floor and electric. There are two electric up and over doors. On the first floor there is a good sized office/study room which enjoys vast amounts of natural light gained from the Velux windows. This space is perfect for an office or ancillary accommodation, if and when required. The office enjoys electric and a Wi-Fi-connection.



GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale by private treaty.

RIGHTS OF WAY

There are no public rights of way across the property. There is a public bridleway to the south of the property (Lots 1 and 2) which runs east-west.

ACCESS

Longlands Farmhouse is accessed directly from the public highway, Sandown Road. The access to the property is over third party land in which the farmhouse enjoys a full unrestricted vehicular right of access over – this is hatched orange on the sale plan.

SERVICES

The property benefits from mains water and electric. The house enjoys underfloor heating to both floors. There is an Air Source Heat Pump and a private drainage system.

TENURE AND POSSESSION

Vacant possession will be given of the whole upon completion. There are tenants currently residing in the property but they have been served the relevant notice to vacate.

PLANNING

The property is within the Isle of Wight Area of Outstanding Natural Beauty. The farm house is Grade II listed.

LOTING

The property is available as a whole or in two separate lots. Lot 2 (land) will not be sold away separately until the sale of Lot 1 has complete.

POSTCODE

PO35 5PW

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.

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.

VIEWINGS

Viewings strictly by appointment with BCM.

SELLING AGENT

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

NB. These particulars and photos are as at October 2021.



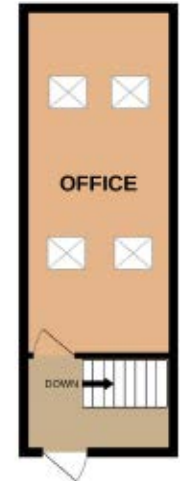
TOTAL FLOOR AREA : 2359 sq.ft. (219.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
1370 sq.ft. (127.3 sq.m.) approx.



1ST FLOOR
990 sq.ft. (91.9 sq.m.) approx.



Senddown Road BEMBRIDGE PO35 5PW		C
Valid until 3 December 2025	Certificate number 9944 2804 7327 9805 1955	

IMPORTANT NOTICE

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