

The Farmhouse

117 Newnham Road, Binstead, Isle of Wight PO33 3TF



Completely restored, upgraded and extended in 2020, The Farmhouse is a charming home, with a modern, flowing layout, immaculately presented throughout and set in a large plot in a desirable part of popular Binstead.

- Stunning four-bedroom detached period farmhouse
- Extended and upgraded to an exceptional standard
- Retains the historic character of the original property
- Flowing, versatile floorplan with annexe/income potential
- Highly sought-after location in Binstead
- Fabulous grounds of approximately a third of an acre
- Beautifully presented throughout in an elegant style
- Open plan kitchen/diner with bifold doors to terrace
- Private driveway parking and a detached garage
- Close to local amenities and mainland travel links

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Reportedly featuring in the Domesday book, The Farmhouse has stood for centuries in its corner plot in a desirable part of Binstead. In 2020, a substantial programme of renovation and extension was completed, bringing this beautiful property up to date, using intelligent design and architecture to create a spacious, light family home with a versatile floorplan suited to modern living, while retaining the original period character and charm of the original building. Beautifully presented decor features touches of rustic style, and the extensive renovations include a redesigned layout to maximise the use of space and also provide the opportunity for an independently accessed annexe on the ground floor, offering further flexibility. Expansive, mature grounds surround this charming home, extending to approximately a third of an acre, and there is also the added benefit of plenty of driveway parking and a detached garage. Accommodation comprises a welcoming entrance hall, lounge, sitting room, stunning open-plan kitchen/diner, a study, utility/boot room and a shower room on the ground floor, with a split first-floor, served by separate staircases and consisting of two bedrooms and a bathroom to the south and a further two bedrooms and a shower room to the north.

Set in a fantastic position on Bartons Corner, this home is located within two miles of popular Ryde with its expansive sandy beaches, independent boutique shops and an exciting range of cafes, restaurants and bars. The village of Binstead provides a Post Office and general store as well as a family-friendly gastropub and a primary school. The property is conveniently located for mainland travel links with Ryde Pier just ten minutes away providing a highspeed catamaran service and just under two miles away from the property is the regular car ferry service from Fishbourne. Providing good connectivity to many facilities and amenities, the property is within close proximity to bus stops on the Southern Vectis route between Ryde and Newport, which serves the village every ten minutes during the day.

Welcome to The Farmhouse

A decorative stone path leads through a characterful stone wall, through well-established gardens to the handsome stone façade of The Farmhouse. A brick porch has a soft green front door and creates a welcoming entrance.

Porch/Entrance Hall

extending to 12'5" (extending to 3.81m)

The porch has a useful inset coir mat and a fantastic tiled floor, and is open plan to the entrance hall, which is presented in a chic pale grey hue over a plush grey carpet. The hall has a vertical radiator, a door to a useful understairs cupboard, doors to the study and through to the snug, stairs to the first-floor and is open-plan to the lounge.

Lounge

13'4" x 12'5" (4.08m x 3.79m)

The beautiful grey scheme continues into the lounge, which is well proportioned and benefits from a box bay window to the front aspect, an additional window to the front garden, a heritage style radiator and a door to the utility room.

Utility/Boot Room

8'2" x 5'8" (2.49m x 1.73m)

Ideally positioned, with a soft green part glazed door to the rear garden, complete with inset coir matting, the utility/boot room is an extremely useful space. Neutral walls are complemented by high quality floor tiles and a feature wall, and two fitted worktops in wood-finish provide space beneath for appliances, and one is home to a counter-top sink with a swan neck mixer. A door leads to the ground floor shower room.

Ground Floor Shower Room

5'7" x 5'2" (1.71m x 1.60m)

The floor shower room is ideally located to service the ground floor, and is presented in a contemporary grey tiled scheme, complete with mosaic detailing. A window to the rear aspect has frosted glass for privacy, and there is a large, walk-in corner shower, a pedestal basin with a mixer tap and an illuminated mirror over, a matching dual-flush low-level WC and a heated chrome towel rail.

Study

10'7" x 5'2" (3.25m x 1.58m)

Perfectly proportioned, the study has plenty of space for a desk and related furniture, and a window to the rear aspect, set into a deep aperture illustrating the wall-thickness of the original farmhouse. The plush grey carpet continues through from the lounge, and the walls are presented in a soft neutral tone.

Snug

15'8" into alcove x 10'11" (4.80m into alcove x 3.33m)

The snug is arranged around a glorious period fireplace, with a dark surround and a charming multi-fuel stove, set on a brick hearth. Alcoves either side of the chimney breast have built-in shelving, and a window provides a view to the front aspect. The soft grey carpet continues, as does the elegant neutral décor. The snug is open plan to the kitchen/diner.

Kitchen/Diner

21'8" x 15'8" max (6.62m x 4.78m max)

The kitchen/diner is a magnificent, open plan, very social space at the heart of the home. Two large swathes of bifold doors floor the room with light and connect the kitchen/diner to the terrace and gardens beyond. There is plenty of space for a large scale dining table, surrounded by the garden views and creating the feeling of dining outside when the doors are open. High-quality luxury vinyl tile flooring and attractive neutral walls continue through into the kitchen area, with feature pendant lights set over a stunning, large kitchen island. The kitchen itself comprises a fabulous mix of floor, wall and full height cabinets, presented in a subtle plum and grey colour, and complemented by stainless hardware and gorgeous granite worktops. There is a large gas range complete with double oven and concealed extractor over, and dishwasher included. The island adds to the social feel of the space, and features single slab granite top and an inset Belfast sink with an inset drainer and a goose neck mixer tap. A door leads to an understairs cupboard, which is also home to the Vaillant combi boiler, and stairs lead to the south end of the first floor.

First Floor Landing (South)

extending to 10'4" (extending to 3.15m)

A beautiful wood staircase, with light, neutral décor flow up the stairs to the first-floor landing at the south end of the property. A dormer window provides natural light, and panel doors lead to bedroom one, bedroom two and to the bathroom.

Bedroom One

15'7" x 12'4" reducing to 10'0" (4.76m x 3.76m reducing to 3.05m)

The primary bedroom spans the full depth of the house, and is light and bright with twin aspect glazing providing lovely rooftop and rural views. Neutral décor continues, and this bedroom also has the benefit of a large built-in wardrobe.

Bedroom Two

15'7" x 11'1" (4.76m x 3.39m)

Another good-size room, with neutral décor and a large window to the front aspect, plus a large bank of mirror-fronted wardrobes.

Bathroom

8'7" x 7'4" (2.63m x 2.26m)

The family bathroom is luxurious in size and appointment, and is fully tiled in pale grey with mosaic detailing. There is a fabulous freestanding bath, with heritage style mixer tap and shower over, a substantial vanity unit with an inset basin, heritage taps and storage under and a fitted illuminated mirror over, and a matching low-level WC.

First Floor Landing (North)

extending to 11'7" (extending to 3.55m)

From the entrance hall, a characterful turning wood staircase leads up to the first-floor landing at the north end of the property. The landing has a plush grey carpet, which continues into both bedrooms, and fitted cabinets which make the most of the under eaves space, finished in glossy grey with a butcher style top. Doors lead to bedrooms three and four and to the shower room.

Bedroom Three

13'2" x 10'4" (4.02m x 3.16m)

The third bedroom is full of character, and light and bright, with a vaulted ceiling and twin aspect dormer window providing lovely views.

Bedroom Four

8'7" x 7'1" (2.63m x 2.17m)

Well-proportioned, the fourth bedroom has a dormer window with a charming view over neighbouring rooftops and on to the rural landscape beyond.

Shower Room

5'11" x 5'2" plus shower (1.82m x 1.60m plus shower)

Presented with soft grey tiles with mosaic detailing, the shower room has a contemporary feel. There is a good-size walk-in shower with rainshower and standard heads, a modern countertop basin with a mixer tap and illuminated mirror over and cupboards under, and a dual-flush low-level WC. A dormer window provides lots of natural light and has frosted glass for privacy.

Outside - Front

From popular Newnham Road, a driveway provides plenty of parking and access to the garage, and continues around the building to transition to the front garden. The front garden is full of well-established planting and also has a characterful stone wall. Beside the garage, a secure fence and gate provides access to the rear garden.

Garage

19'0" x 11'1" (5.80m x 3.39m)

The handsome garage is presented in smart white render with brick detailing, and benefits from an electric door, lighting and plenty of sockets. There is a concrete floor and open ceiling to the rafters which provides further storage. A pedestrian door leads onto the rear garden.

Outside - Rear

A sandstone path leads through an expansive lawn, passing the utility room door and connects to a large paved wraparound terrace, ideal for alfresco dining. The garden continues beyond the terrace, mainly laid to lawn with clusters of beautiful mature planting and well-established trees. A secluded section of garden to one side is independently fenced and features a large shed, and could be utilised as a kitchen garden or as a home for chickens. The garden continues to the south, leading to a tranquil pond area. The garden is enclosed with a mixture of high quality fencing, mature hedging, well-established borders and willow fencing. The outside spaces also benefit from garden lighting.

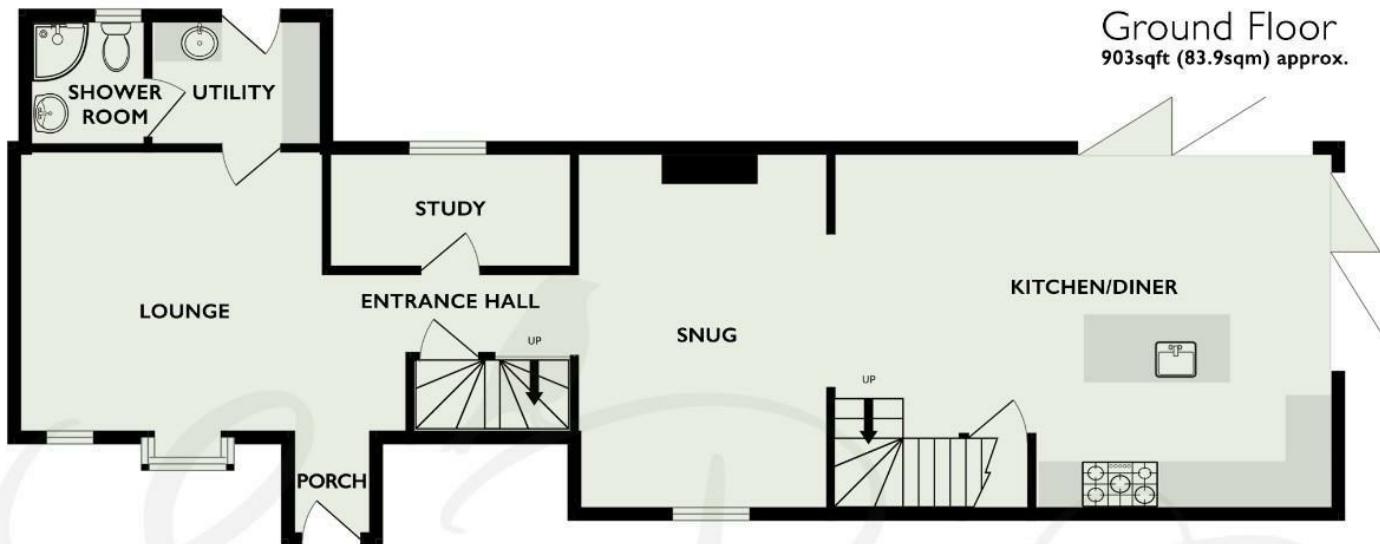
The Farmhouse presents a rare opportunity to purchase an exceptionally upgraded period home, set in a generous plot in an extremely desirable semi-rural location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

Council Tax Band: E

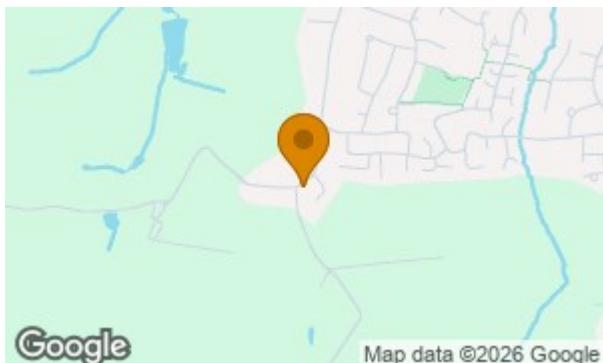
Services: Mains water, gas, electricity and drainage



TOTAL FLOOR AREA : 1716 sq.ft. (159.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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