

Newchurch, Isle of Wight



A delightful and historic manor house of manageable proportions together with 3 holiday cottages, period barns, stabling set in approximately 12.5 acres in a secluded location.

Details

- Price: £1,275,000
- Bedrooms: 4
- Tenure:

Full Description

Wacklands Originating from 1736, this handsome Georgian manor house is Listed, Grade II and has subsequently been extended to create a wonderful family home with a wealth of period features whilst being of a manageable size. Wacklands also includes three cottages producing a good rental income in addition to a wonderful old threshing barn and a range of other buildings including stabling. In addition, the grounds include mainly lawned gardens with a ha-ha, swimming pool, an ancient pond, a wonderful walled garden and paddocks with mature woodland making for an excellent all round package generating an attractive rental income from the holiday lettings and horse livery.

Built for William Thatcher, who was renowned for hunting with a pack of harriers, and whose initials remain carved on the front elevation, Wacklands features in "The Manor Houses of the Isle Wight" by CWR Winter. The house includes some panelled rooms, fine fireplaces and other interesting features such as mathematical tiling to the front elevation and an original horse mounting block.

Set in a secluded rural position at the end of Wacklands Lane, there are wonderful downland views to the North. The nearby village of Newchurch has a well-regarded pub and the popular Garlic Farm restaurant is close by. The towns of Newport and Ryde are easily accessed providing for everyday needs whilst mainland ferry links, beaches and sailing facilities are all within a 20 minute drive.

Ground Floor Entrance Hall with Flagstone flooring and elegant staircase.

Drawing Room A beautifully proportioned room with sash windows incorporating shutters overlooking the front garden and fireplace includes a wood burning stove.

Sitting Room Fully panelled with a particularly fine period marble fireplace and views over the garden.

Kitchen/Breakfast Room with a range of built in cupboards incorporating an island unit with oak work surfaces. Two oven gas fired Aga with adjacent 2 oven module with 4 ring gas hob, integral dishwasher, butler sink. Southerly aspect and with 2 openings to;

Dining Room A triple aspect room with down land views.

Rear hall Flagstone flooring, coat hooks and linen cupboard.

Cloakroom Wash basin and WC.

Utility room Very useful large utility space with flagstone flooring, gas fired boiler serving hot water and heating and space for washing machine, dryer and freezer.

Wine Cellar with flagstone flooring

First Floor

Landing A generous space with linen cupboard

A staircase from the landing leads up to a boarded attic room with potential to create further accommodation subject to the necessary consents.

Bedroom 1 A spacious double bedroom with views over the gardens.

Bathroom en suite Shower, bath, WC, wash basin and bidet.

Dressing Room with a series of built in cupboards.

Study/Bedroom 4 A triple aspect room with panoramic downland views.

Bedroom 2 Panelled throughout with period fireplace and outlook of the gardens.

Bedroom 3 A double bedroom with superb country views.

Family Bathroom A good sized family bathroom with wet room area and large free standing bath.

Outside The house is now approached through a large courtyard flanked by holiday lets, cottages stables and farmhouse with central lawned garden. The principle garden lies to the front (west) of the Manor House largely comprising lawns extending to a ha-ha with an array of specimen trees including a pomegranate and mulberry. A wonderful period walled garden is planted with a range of fruit trees against the walls. To the South of the garden is a small lake thought to potentially have been a historic carp pond dating from when the property was part of the Quarr Abbey Estate.

Stabling and adjacent period barn 6 stables feed store/tack room along with loft.

Heated swimming pool in a paved courtyard heated by a heat exchanger and with filtration equipment and pool house. There are various garden stores including a tractor shed, potting shed, a greenhouse featuring apricot, cherry and fig tree as well as vines, a conservatory with a range of vines.

A delightful period brick threshing barn with slate roof, concrete floor, power and lighting.

There are a series of paddocks to the south and west of the house with access onto a network of bridleways. Adjacent to the western boundary is an area of mature woodland sloping down to the Eastern Yar.

In all the property extends to about 12.5 acres (5.05ha.). The property also owns Wacklands Lane which is an unmade lane over which a number of other uses have rights of access. The acreage quoted excludes the lane itself.

Income The holiday lettings and DIY livery currently produce a rental income of around £60,000 per annum. There are 6 liveries (on a DIY basis)

The holiday cottages are located along one side of the courtyard and all benefit from fine downland views and are either rated 4 star or 4 star Gold by Visit England. They comprise:

Squire Thatcher's Barn a characterful stone barn with slate roof providing; a triple aspect sitting/dining room with views, fitted kitchen, three double bedrooms and two bathrooms, a utility room and shower room. Externally there is parking, a garden, solarium and terrace.

Paper Barn comprises a kitchen/living room with dining area and superb views along with exposed beams and a stone floor. Two double bedrooms and a bathroom. Outside there is a terrace and lawned garden.

Mokolodi Wight is a detached barn converted to a high standard in 2011 with a kitchen/living room featuring a vaulted ceiling and bi-fold doors providing stunning views, opening to the garden. A well fitted kitchen, opens to a dining and seating area with two double bedrooms both with en suite bath/shower rooms.

Tenure Freehold. The furniture in the cottages is available by separate negotiation. Purchasers should honour bookings post completion.

Services Mains water and electricity. Private drainage. Gas fired central heating to the main house; electric heating to Mokolodi Wight and Paper Barn, with night storage heating to Squire Thatcher's Barn.

Council tax Band G (£2620 Per annum) Business rates on holiday cottages (and liveries) currently £4,120 per annum (it should be noted that changes in the 2016 budget that will materially reduce this in future years.

Directions From the centre of Newchurch proceed South and take the turning right in to Wacklands Lane. Follow the lane and Wacklands can be found after

approximately 0.25 mile.

Postcode PO36 0NB

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

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Image 24





