



Appletree Barn
Appleford Lane | Whitwell | Isle of Wight | PO38 2PH





Step inside

Appletree Barn

A luxurious retreat located within the most beautiful countryside setting with far reaching views over the impressive surrounding A.O.N.B land, within this dark sky area to enjoy the stars. This property has been finished to an extremely high standard, constructed with an attractive mix of Oak and Stone to its exterior; triple glazed windows and solid oak doors. The home offers two large double bedrooms with accompanying en-suite facilities.

The property is accessed from the quiet rural lane via a long-gated gravel driveway that leads up to the home which is elevated within its plot. The gardens surround the home with a pretty enclosed area at the rear of the property with raised beds that border the neighbouring field and rear patio area to enjoy the stunning sunsets. The front of the home has a large lawn with bordering mature shrubs and trees encouraging many species of wild birds, butterflies and red squirrels. The lawn leads up to the vast patio area at the front of the property. This area grants an idyllic position in which to relax in the sun and enjoy a leisurely lunch or alfresco dinner with an impressive outlook over Stenbury downs for all your guests.

The property is accessed through the large glazed doors in the vast living area which also benefits from the stunning countryside outlook from its large picture windows. This dual aspect room extends to in excess of 31 ft and has a large sitting area to one end with a fitted wood burner to enjoy on a winters evening. There is a central dining area adjacent to the attractive fitted kitchen. This room has been finished with good quality oak flooring providing warmth to this large room with its vaulted ceiling and open outlook.

From here a door leads out into a large boot room, that has a door leading out to the rear courtyard, and an adjacent door that leads into the utility area. There is ample space here for additional appliances, and a door that leads into a separate cloakroom for guests.

The beautiful specification of finish continues into the equal sized large double bedrooms, which both benefit from French doors that access the front garden and are both afforded superb views across the downs. The en-suite bathrooms are of extremely high quality, both granted a full bathroom suite with his and hers sinks and large tiled walk in digital showers. Tiled from floor to ceiling, both en-suites have underfloor heating.

The location of the home gives easy access to miles of public footpaths and bridleways right on the doorstep to enjoy walking, cycling and riding, as well as convenient for the miles of coastline the Island offers.

The property has permission as a holiday dwelling, and therefore may not be classed as your main residence. However due to it high specification finish and rural location, the home is an absolute to enjoy some down time away from the everyday rat race.







Travel Information

15.6 miles from Yarmouth to Lymington Ferry Terminal
11.5 miles from West Cowes to Southampton Terminal
10.4 miles from Fishbourne to Portsmouth Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

The Heights Leisure Centre, Sandown	7.6 miles
Ventnor Golf Club, Ventnor	5.1 miles
Ventnor Tennis Club, Ventnor	4.7 miles
Medina Leisure Centre, Newport	7.3 miles
TJ's Gym & Fitness Studio, Lake	7.3 miles

Healthcare

South Wight Medical Practice, Niton	01983 840625
Ventnor Medical Centre, Ventnor	01983 857288
Grove House Surgery, Ventnor	01983 852427
Shanklin Medical Centre, Shanklin	01983 862000

General Hospitals

St Mary's Hospital, Parkhurst Ryde, Newport	01983 822099 (7.2 miles)
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Education

Primary Schools
Godshill County Primary School, Godshill
Niton Primary School, Niton
Newchurch Primary School, Newchurch
Wroxall Primary School, Wroxall
Shanklin C of E Primary School, Shanklin

Secondary Schools/Colleges
Carisbrooke College
Christ the King Upper College
Medina College
Island Innovations VI Form Campus
Isle of Wight College
The Island Free School, Newport Road, Ventnor
Ryde Private, Queens Road, Ryde

Learning Assisted Schools:
Medina House
St George's
Clatterford Tuition Centre
Thompson House Tuition Centre

01983 840246
01983 730209
01983 865210
01983 852290
01983 862444

01983 524651
01983 537070
01983 526523
01983 522886
01983 526631
01983 857641
01983 562229

01983 522917
01983 524634
01983 524680
01983 539967

Entertainment

Restaurants / Bars	
The Griffin	Godshill
The Taverners	Godshill
The Essex	Godshill
The Chequers Inn	Rookley
The White Horse	Whitwell
The Star Inn	Wroxall
The Crab	Shanklin Old Village
The Cottage	Shanklin Old Village
Pendletons	Shanklin Old Village

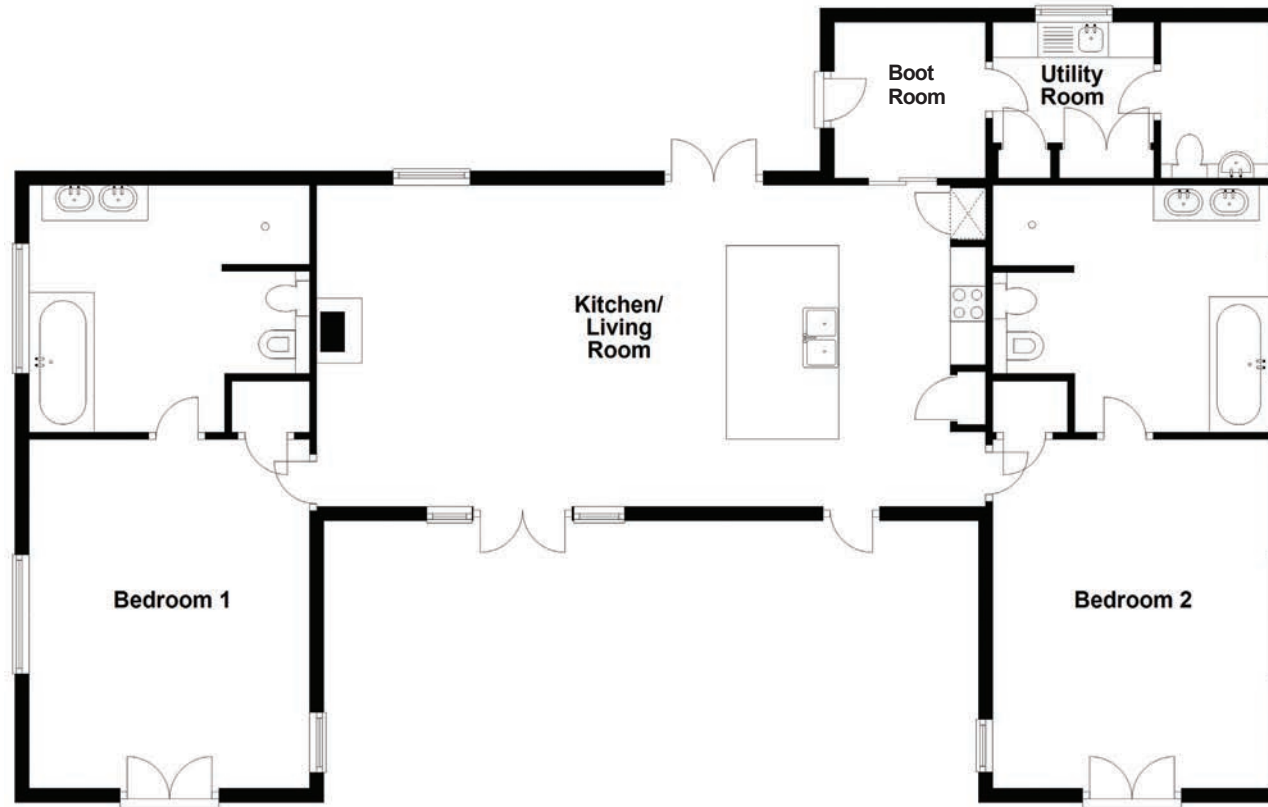
These restaurants and bars are all available within a 15-minute drive of your home.

Local Attractions / Landmarks

Appuldurcombe House,	Wroxall
The Model Village	Godshill
Chocolate Island	Godshill
Isle of Wight Donkey Sanctuary	Wroxall
Ventnor Botanic Gardens	Ventnor
Amazon World Zoo	Newchurch
Isle of Wight Zoo	Sandown

Ground Floor

Approx. 125.9 sq. metres (1354.9 sq. feet)



GROUND FLOOR

Kitchen/Living Room
Rear Porch/Boot Room
Utility Room
Cloakroom

31'1" x 14'11"

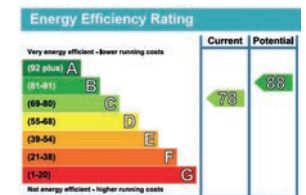
Bedroom 1
En-Suite Bathroom
Bedroom 2
En-Suite Bathroom

16'3" x 13'

16'3" x 13'

OUTSIDE

Front Garden
Off Road Parking
Rear Garden





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