



Mornhill Farm  
Burnt House Lane | Newport | Isle of Wight | PO30 2PL



# Seller Insight

“ We live in a quiet and idyllic spot and hope new owners will enjoy the environment as much as we have. While we have stunning country views and are surrounded by an Area of Natural Beauty it is less than two miles to Newport. This is the county town of the Isle of Wight and includes a variety of high street stores and independent shops as well as wide selection of restaurants and bars. There is a weekly street market and a farmers' market and a number of primary and secondary schools within the vicinity. We are not far from the Shide Nature Reserve and the walks or cycle rides along the River Medina are a real pleasure while the nearby Newport Golf Club is available for golfing enthusiasts.

There are plenty of local attractions including a museum, a roman villa and the quay arts centre as well as the famous Carisbrooke Castle and Monkey Haven. A variety of annual events take place in the area including the world-famous Isle of Wight festival and the boutique Eclectica festival at Robin Hill.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# Step inside

## Mornhill Farm

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A very exciting opportunity has arisen to purchase a detached three-bedroom farmhouse that nestles in about 11.28 acres of land surrounded by countryside as far as the eye can see with wonderful views across to St George's Down. It is in an ideal location because, although it is out in the country, it is only a short distance from the centre of Newport and, being near the centre of the island, it is easily accessible to all the towns, beaches and ferries. The house needs to be modernised but there is enormous development potential to create a stunning family home with plenty of land for horses and other animals. You could have a smallholding or even build holiday cabins, yurts or create a campsite, subject to the necessary permissions.

The property is approached along a drive where you can park numerous vehicles. The entrance lobby has doors to the good sized reception rooms including the double aspect dining room with a fireplace and stairs to the first floor. The similar sized lounge also includes a fireplace and half wall panelling as well as a door to the long kitchen/dining room that has access to the garden. There is also a family bathroom on the ground floor while upstairs there are three double bedrooms with wonderful views across the countryside.

The grounds include plenty of mature trees, lawns, fields and outbuildings and is just waiting for new owners to decide how they want to use the land.

The house and land are being sold through the Modern Method of Auction which combines the traditional auction and private treaty method of selling. While it offers the speed, transparency and security of a traditional auction it has an extended completion timeline of up to 56 days. This extended completion timescale makes the auction more accessible to a wider range of potential purchasers as it includes first time buyers and those seeking a mortgage as well as investors. It also provides security for the vendor with a non-refundable reservation fee and reservation agreement.











**Travel Information**

6.6 miles from West Cowes to Southampton Ferry Terminal  
11.5 miles from Yarmouth to Lymington Ferry Terminal  
6.2 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](http://www.islandbuses.info)

**Leisure Clubs & Facilities**

Medina Leisure Centre, Newport	2.2 miles
Newport Golf Club, Newport	1.5 miles
Newport Cricket Club, Newport	1.6 miles
Red House Day Spa, Newport	1.9 miles

**Healthcare**

Doctors Surgeries	
Medina Health Centre, Newport	01983 522198
The Dower House Surgery, Newport	01983 523525
Carisbrooke Health Centre, Carisbrooke	01983 522150

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	01983 822099 (2.6 miles)

**Education**

Primary Schools  
Nine Acres Primary School, Newport 01983 522984  
Newport C of E Primary School, Newport 01983 522826  
Hunnyhill Primary School, Newport 01983 522506  
Carisbrooke C of E Primary School, Carisbrooke 01983 522348  
St Thomas of Canterbury Primary School 01983 522747

Secondary Schools/Colleges

Carisbrooke College, Newport	01983 524651
Christ The King Upper College, Newport	01983 537 070
Medina College, Newport	01983 861 222
Ryde Private School, Ryde	01983 562 295
Ryde Academy, Ryde	01983 567 331
Isle of Wight College, Newport	01982 526 631
Island VI Form Campus, Newport	01983 522886

Learning Assisted Schools:

Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634

**Restaurants/Bars**

The Eight Bells, Newport  
The Bargeman's Rest, Newport  
The Blacksmith Arms, Carisbrooke  
Burrs, Newport  
The Sun Inn, Calbourne  
Toto, Newport  
Correo Lounge, Newport

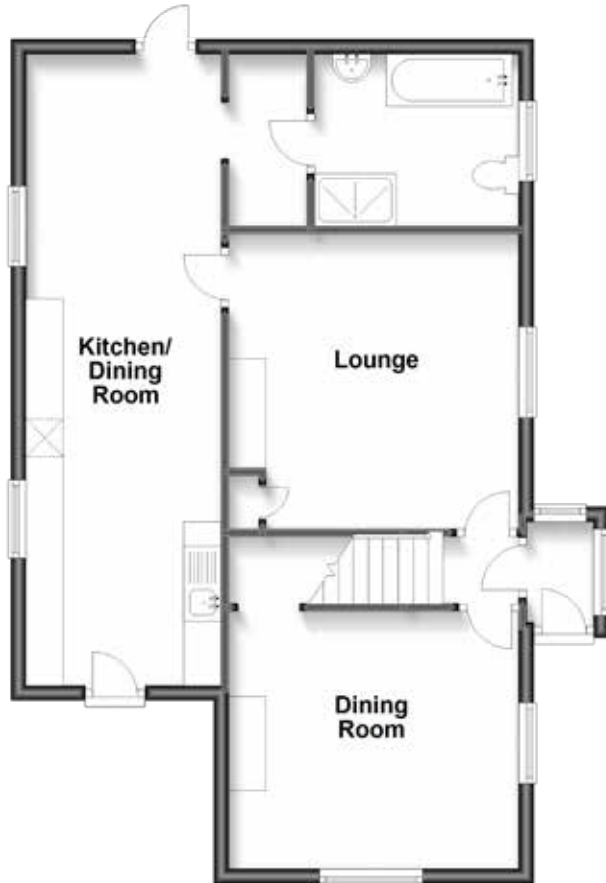
These bars and restaurants are available within a 4-mile radius of this home.

**Local Attractions / Landmarks**

Osborne House – East Cowes  
Tapnell Farm - Yarmouth  
Fort Victoria Country Park - Norton  
Yarmouth Castle - Yarmouth  
The Needles Landmark Attraction – Alum Bay  
Carisbrooke Castle – Carisbrooke  
Monkey Haven - Newport  
Robin Hill Country Park - Downend

### Ground Floor

Approx. 66.5 sq. metres (715.3 sq. feet)



### First Floor

Approx. 42.3 sq. metres (454.9 sq. feet)



### GROUND FLOOR

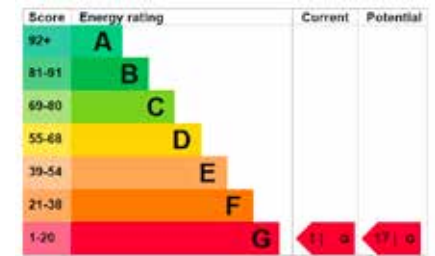
Entrance Porch	
Dining Room	12'8 x 11'3
Lounge	12'11 x 12'6
Kitchen / Dining Room	27'9 x 8'5
Bathroom	8'11 x 7'7

### FIRST FLOOR

Landing	
Bedroom 1	12'10 x 10'
Bedroom 2	12'9 x 11'4
Bedroom 3	12' x 8'1

### OUTSIDE

11.2 Acres of Land  
Off Road Parking



Council Tax Band: F  
Tenure: Freehold

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