



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

FINE & COUNTRY

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

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

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

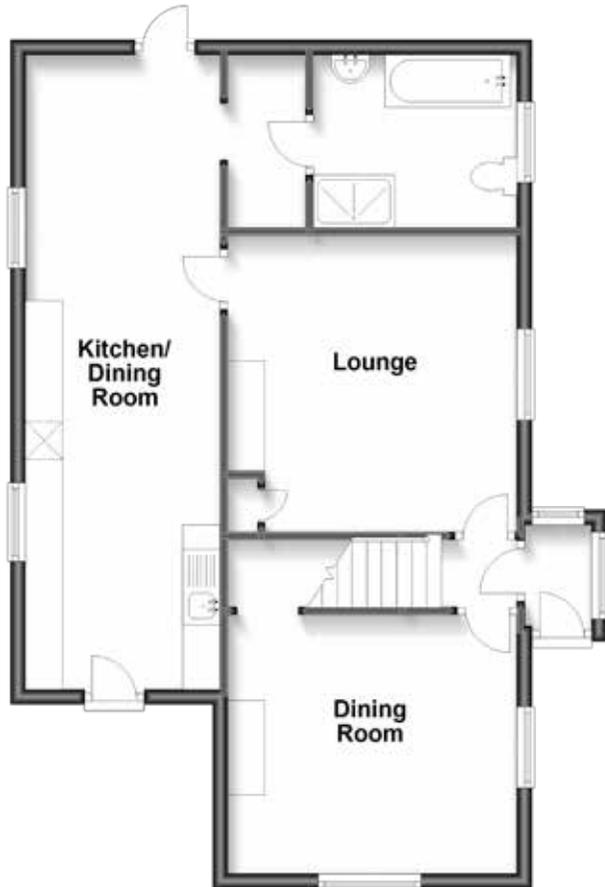
These bars and restaurants are available within a 4-mile radius of this home.

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



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed 17.01.2023



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