



9 Chillerton Farm Barns  
Main Road | Chillerton | Isle of Wight | PO30 3HW

FINE & COUNTRY

# Seller Insight

“ We bought this property as a holiday let for guests and a holiday home for ourselves. When we saw the property, we fell in love with it and the breath-taking countryside views that surround it. We love the fact that it offers the best of both worlds, stunning rural setting but only 5 miles from the island's main town of Newport and the facilities that a large town offers.

Chillerton is centrally based on the island and offers easy access to all points of the compass. In addition, there are some fantastic walks and cycle routes locally. We love walking over Chillerton Down, with its spectacular views towards the sea, to the picturesque village of Shorwell. In truth the delicious food, when we arrive at The Crown is an added attraction. Closer to home is the lovely and recently refurbished Gallybagger Inn just down the road in Chillerton itself.

As a holiday let, we have used [holidaycottages.co.uk](http://holidaycottages.co.uk) as the managing agents. We have had many great reviews from our guests and we were delighted when the property was selected to be one of only two on the island in the prestigious Joules Collection. However, we love the charm of the barn and when we stay there we feel relaxed and at home.\*

\* 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

## 9 Chillerton Farm Barns

This magnificent Grade II listed barn conversion offers the beauty of a character property combined with superb modern interior, within a quiet rural setting that it is conveniently only a short distance from amenities in the island's capital town of Newport.

Spacious and attractive open plan living accommodation is situated on the first floor. The layout has been cleverly arranged to ensure the elevated position of the living areas, combined with windows across the full width of the room, take full advantage of the stunning far reaching countryside views across Chillerton Down. This vast room flows naturally from one area to another and is finished to a high specification from the fitted kitchen with integrated appliances, to the oak effect laminate flooring. The sense of space and light is enhanced by the vaulted ceiling which features characterful exposed beams throughout, all but one from the original barn.

The second floor comprises a large attractive mezzanine with glass balcony and is arranged into two areas providing an additional open snug area and a study area. These were, however, originally designed to accommodate bedroom space, and the shower room in the middle of this floor adds to the flexibility of this property being able to accommodate up to four bedrooms if needed. Used by the current owners as a three-bedroom house, one double is on the mezzanine and two other doubles are located on the ground floor. The ground floor doubles have several deep-set windows providing lots of natural light, and the third ground floor bedroom, currently used as study room, is a large single with the lovely feature of exposed brick along one wall.

In addition to the big family bathroom containing bath with shower over and twin basins, there is a generous ensuite shower room to the master, providing three bathrooms in total to prevent family arguments in the mornings!

The separate utility room situated off the first floor living area, the substantial airing cupboard with lots of storage and the generous entrance hall which is almost a room in itself on the ground floor, complete the accommodation.

Outside there is a privately owned lawned area, in addition to a share of almost an acre of communal land. There are also three allocated parking spaces for this property, one of those undercover, plus an additional four visitors' spaces, shared between the properties.







**Travel Information**

13.4 miles from Yarmouth to Lymington Ferry Terminal  
 9.9 miles from Fishbourne to Portsmouth Ferry Terminal  
 10.2 miles from East Cowes to Southampton 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**

1Leisure The Heights, Sandown	9.5 miles
1Leisure Medina, Newport	5.8 miles
Sandown & Shanklin Golf Club, Sandown	10.1 miles
TJ's Gym & Fitness Studio, Sandown	9.1 miles

**Healthcare**

Doctors Surgeries	
The Bay Medical Centre, Sandown	01983 409292
St Helens Medical Centre, St Helens	01983 871828
South Wight Medical Practice, Godshill	01983 840625
Grove House Surgery, Ventnor	01983 852427

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	(6.3 miles) 01983 822099

**Education**

Primary Schools  
 Berryhill Pre School, Sandown  
 The Bay Primary School, Sandown  
 Broadlea Primary School, Sandown  
 Newchurch Primary School, Newchurch  
 Shanklin C of E Primary School, Shanklin

Secondary Schools/Colleges  
 The Bay Secondary School, Sandown  
 Carisbrooke College, Carisbrooke  
 Christ The King Upper College, Newport  
 Medina College, Newport  
 The Island Free School, Ventnor  
 The Island VI Form, Newport  
 The Isle of Wight College, Newport

Learning Assisted Schools  
 Medina House, School Lane, Newport  
 St. Georges, Watergate Road, Newport  
 St Catherine's, Grove Road, Ventnor

01983 717363  
 01983 403284  
 01983 402403  
 01983 865210  
 01983 862444

01983 403284  
 01983 524651  
 01983 537070  
 01983 861222  
 01983 857641  
 01983 522886  
 01982 526 631

01983 522 917  
 01983 524 634  
 01983 852722

**Entertainment**

Restaurants / Bars  
 The Fighting Cocks, Arreton  
 White Lion, Arreton  
 Pointers Inn, Newchurch  
 The Taverners, Godshill  
 The Garlic Farm Restaurant, Newchurch  
 The Dairyman's Daughter, Arreton  
 Hare & Hounds, Downend

These bars and restaurants are available within a 15-minute drive of this home

**Local Attractions / Landmarks**

Wild Heart Animal Sanctuary, Sandown  
 Amazon World, Arreton  
 Robin Hill Country Park, Downend  
 Blackgang Chine, Blackgang  
 Tapnell Farm, Yarmouth  
 Carisbrooke Castle, Carisbrooke  
 Monkey Haven – Primate Rescue Centre, Newport

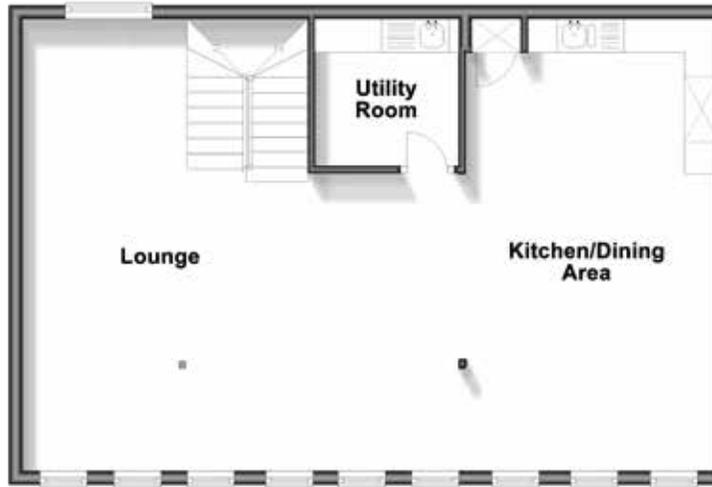
### Ground Floor

Approx. 69.2 sq. metres (745.0 sq. feet)



### First Floor

Approx. 69.2 sq. metres (745.0 sq. feet)



### GROUND FLOOR

Entrance Hallway	
Bedroom 3 / Study	13'7 x 10'11
Bedroom 2	14'1 x 9'8
Walk In Cupboard	
Family Bathroom	
Bedroom 1	13'9 x 12'4
En-Suite Shower Room	

### FIRST FLOOR

Lounge	22'2 x 7'2
Kitchen / Dining Area	22'2 x 12'9
Utility Room	6'8 x 6'7

### SECOND FLOOR

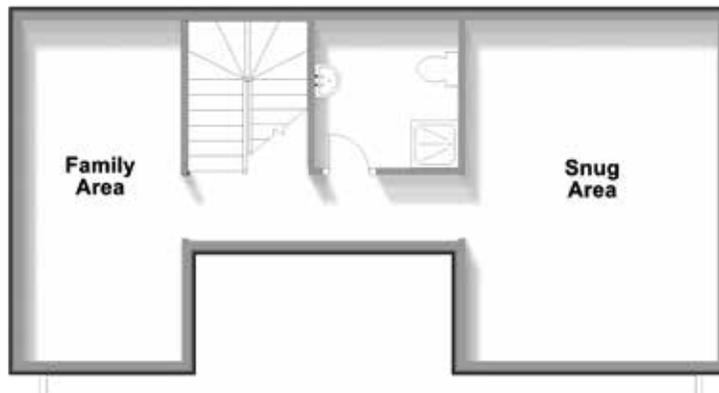
Landing	
Family Area	16'2 x 6'8
Snug Area	16'2 x 12'6

### OUTSIDE

Private Lawned Area  
Allocated Parking x 2

### Second Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



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 17.11.2023





Fine & Country  
Tel: +44 (0)1983 520000  
isleofwight@fineandcountry.com  
28 St James Street, Newport, Isle of Wight PO30 1HY

