



Popes Farm  
High Street | Newchurch | Isle of Wight | PO36 0NF

FINE & COUNTRY

# Seller Insight

“ This has been the family's ancestral home for many generations and we thought it was going to be our 'forever' home, which is why we have so painstakingly restored and updated it to such a very high standard. This included putting in new floor and ceiling joists, insulating under the floors and the walls and making sure the house was energy efficient with a smart thermostatically controlled central heating system as well as installing solar panels. However our plans have now changed and, although it will be a great wrench to move, we will be starting a new chapter in our lives and hope that another family will enjoy everything this amazing home can offer them.

It is a great location as we are fairly central for many of the towns, beaches and ferries. Newchurch is a delightful village that acquired its name from a 'New Church' that was built in 1087. It includes an excellent garden centre with a café as well as the renowned Garlic Farm and the award winning Pointer Inn, where you can enjoy a drink and a meal without having to take the car out. It is close to the well-respected and popular local primary school while the bus stop is close by providing access to Newport, Shanklin and Sandown. For the more energetic, The Sustrans 23 cycle route runs through the village if you fancy a bike ride and there are also superb places to go for country walks.

Shanklin is not far away with its attractive seafront and beach as well as the charming Old Village with its thatched cottages, independent shops, restaurants and pubs while the Shanklin Theatre provides a variety of professional and amateur shows for evening entertainment. We are also less than five miles from Sandown with its well-known pier and high street plus a station for trains that run between Ryde Pier Head and Shanklin. Sandown includes a golf club, a range of shops, restaurants and schools as well as the Wildheart Animal Sanctuary. \*

\* 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

## Popes Farm

The unique Popes Farm is conveniently located in the centre of the charming village of Newchurch. It was originally built in the late 1700s as two farm labourers' cottages but this beautiful old farmhouse has undergone a total renovation that includes a partial rebuild as well as incorporating a substantial two-storey rear extension. Great efforts have been made by the owners, as it has been their ancestral home for many generations, to sensitively restore many original features while also creating a superb home designed for 21st century living, so it combines traditional charm that includes fireplaces and sash windows with modern accoutrements.

From the moment you first see the charming exterior with its Island stone walls, chimney stack and bay windows you will be enchanted and impatient to see what lies beyond the front door and you won't be disappointed. The door opens into a spacious and stunning reception hall with a double height window providing plenty of natural light, beautiful restored wood flooring that flows through an archway to the deceptively large sitting room, an impressive staircase and a multifuel stove set into the original fireplace that you can cosy up to on a cold winter's day. In the mid-1800s the light and airy sitting room was added with its gorgeous bay window and attractive fireplace. There is also a snug that would make an excellent office for anyone working from home as well as a utility room and a cloakroom with an external door to the side of the property.

Off the hallway is an open archway to the extension where you will find the ultimate in contemporary design – the ultra-modern kitchen/dining room. This has trendy units housing a Neff induction hob, self-cleaning oven with a slide under door, an integrated dishwasher, full height fridge and freezer and a stone topped central island with a breakfast bar. While you can also enjoy entertaining friends and family at a large table in the dining area that has French doors to the garden with views of the rolling hills beyond.

On the first floor there is a superb modern family bathroom with a fabulous roll top bath and a quirky butlers' sink that started life in the former scullery and is set on an antique washstand. In the original part of the house there are three good sized bedrooms including one with an attractive fireplace and the charming master with a wide bay window, a walk-in wardrobe and an en suite shower room. In the extension there are two further double bedrooms including one with an en suite shower and there is also a full boarded and insulated attic with lighting and power, accessed via a built-in ladder.

Outside the stone effect front driveway provides off road parking for two cars while at the rear of the property the large garden is currently subdivided with the over ground pool and play area located in the lower section. There is a spacious decked terrace that is ideal for al fresco dining or just sitting watching the kids playing in the above-ground swimming pool, a small vegetable patch and sleepers that surround plants and ornamental trees.







**Travel Information**

15.3 miles from Yarmouth to Lymington Ferry Terminal  
 10.4 miles from West Cowes to Southampton Terminal  
 6.3 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**

1 Leisure, The Heights, Sandown	3.7 miles
Ventnor Golf Club, Ventnor	5.8 miles
Ventnor Tennis Club, Ventnor	5.3 miles
1 Leisure Medina, Newport	5.5 miles
TJ's Gym & Fitness Studio, Lake	3.2 miles

**Healthcare**

Doctors Surgeries:	
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 Road, Newport	01983 822099 (6.4 miles)

**Education**

Primary Schools:	
Godshill County Primary School, Godshill	01983 840246
Niton Primary School, Niton	01983 730209
Newchurch Primary School, Newchurch	01983 865210
Wroxall Primary School, Wroxall	01983 852290
Shanklin C of E Primary School, Shanklin	01983 862444

Secondary Schools/Colleges:	
Carisbrooke College	01983 524651
Christ the King Upper College	01983 537070
Medina College	01983 526523
Island Innovations V1 Form Campus	01983 522886
Isle of Wight College	01983 526631
The Island Free School, Newport Road, Ventnor	01983 857641
Ryde Private, Queens Road, Ryde	01983 562229

Learning Assisted Schools:	
Medina House, Newport	01983 522917
St George's, Newport	01983 524634
St Catherines, Ventnor	01983 852722

**Entertainment**

Restaurants and Bars  
 Pointers Inn, Newchurch  
 Garlic Farm, Newchurch  
 The Fighting Cocks, Arreton  
 The White Lion, Arreton  
 Merrie Gardens, Lake  
 Hare & Hounds, Downend  
 The Griffin, Godshill  
 The Taverners, Godshill  
 The Chequers Inn, Rookley

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  
 Isle of Wight Donkey Sanctuary, Wroxall  
 Ventnor Botanic Gardens, Ventnor  
 Amazon World Zoo, Newchurch  
 Wildheart Animal Sanctuary, Sandown  
 Robin Hill Country Park, Downend

**Ground Floor**  
Approx. 79.8 sq. metres (859.1 sq. feet)



**First Floor**  
Approx. 79.8 sq. metres (859.0 sq. feet)



**GROUND FLOOR**

Entrance Hallway	16' x 12'
Sitting Room	15' x 13'
Snug	9'5 x 8'10
Utility Room	9' x 6'11
Cloakroom	
Kitchen / Dining Room	20' x 12'11

**FIRST FLOOR**

Landing	
Bedroom 1	13'5 up to bay x 11'
En-Suite Shower Room	
Bedroom 2	12'8 x 9'6
En-Suite Shower Room	
Bedroom 3	12'11 x 9'1
Bedroom 4	10'11 x 8'10
Bedroom 5	9'4 x 8'9
Family Bathroom	9'5 x 7'1

**OUTSIDE**

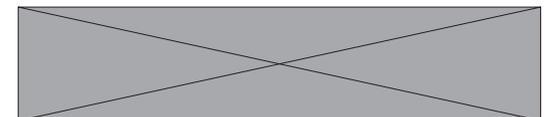
Driveway Parking  
Rear Garden

Council Tax Band: E  
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 10.08.2023





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