



The Old Barn
Canteen Road | Whiteley Bank | Ventnor | Isle of Wight | PO38 3AF

Seller Insight

“Whiteley Bank is a lovely, friendly community and an ideal place to raise a family or enjoy a peaceful retirement. There are countless walks in the area, including the incredible America Wood, which is a Site of Specific Scientific Interest, and it's also home to the Isle of Wight donkey sanctuary. There's an excellent bus service, taking you to the island's principal town of Newport, Ryde, Shanklin and everywhere in between. Nearby is the ancient village Godshill - a chocolate box village renowned for its cream teas and boutique shops, with a couple of pubs serving high quality food and drink. For a livelier experience, there's Shanklin a short drive away - a charming, traditional seaside town, steeped in history with all the advantages of modern conveniences as well, including numerous bars, restaurants and grocery shops, as well as traditional seaside entertainment and pretty thatched cottages housing traditional pubs, boutique shops, restaurants and tea rooms.”*

* 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

The Old Barn

This gorgeous, stone built converted barn is situated in the tranquil hamlet of Whiteley bank and is surrounded by stunning countryside.

Approached via a private driveway, with parking for numerous vehicles as well as space to manoeuvre, the quality of this property can be appreciated from the outset, with the timber framed atrium porch with stone floor tiles and skylights affording both light and shelter upon entering the property, or ideal for just sitting and enjoying the views in the ample space it provides. Once inside, the large sitting room is an impressive space, with original beams overhead and natural wood flooring below and an outstanding, exposed brick fireplace. The dual aspect windows and French doors allow light to fill this space and highlight its exceptional features perfectly.

The remaining living areas are open plan and consist of a sizeable kitchen, dining and a further lounge area. The kitchen is a tasteful blend of practicality and style, with its stunning natural wood countertops and warm, cream, farmhouse style units, and its fabulous range oven and integrated appliances, as well as a delightful breakfast bar to complete it. The spacious dining area flows from there into another lounge area that has French doors leading to the rear garden.

At the opposite end of the property, separated from the living areas by an enclosed corridor are two double bedrooms and a convenient wet room. Additionally, there's a full-sized shower room on the ground floor.

To the first floor are three further double bedrooms, all of which enjoy stunning rural views and a large shower room.

The outside of this property is truly special, with the forementioned all season atrium porch and a very generous garden, that's divided into a gravelled seating area, a paved patio and the rest is laid to lawn, and of course the unparalleled views over the surrounding farmland. There's also a garden room here with the potential to be an office or workshop or just a place to sit and enjoy the stunning environment in all weather.

In addition, there are two further outbuildings, one used for vehicular storage the other insulated with power and lighting and used as an extensive home office by the current owners.







Travel Information

8.8 miles from Fishbourne to Portsmouth Ferry Terminal
10.7 miles from East Cowes to Southampton Ferry Terminal
16.9 miles from Yarmouth to Lymington 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

1Leisure The Heights, Sandown	3.4 miles
Sandown & Shanklin Golf Club, Sandown	3.9 miles
Rookley Country Park Fishing, Rookley	3.7 miles
Sandown & Shanklin Rugby Club, Sandown	3.5 miles

Healthcare

Doctors Surgeries	
South Wight Medical Practice, Godshill	01983 840625
The Bay Medical Centre, Sandown	01983 409292
The Bay Medical Centre, Shanklin	01983 862000

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	8.3 miles (01983 822099)

Education

Primary Schools
Godshill Primary School, Godshill
Gatten & Lake Primary School, Shanklin
St Blasius C of E Primary School, Shanklin
The Bay School Primary, Sandown
Newchurch Primary School, Newchurch

Secondary Schools/Colleges
The Island Free School, Ventnor
The Bay CE School, Sandown
Carisbrooke College, Newport
Christ The King Upper College, Newport
Medina College, Newport
Ryde School with Upper Chine School, Ryde
The Island VI Form Campus, Newport
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 840246
01983 869910
01983 862444
01983 403284
01983 865210

01983 857641
01983 403284
01983 524651
01983 537 070
01983 861 222
01983 562229
01983 522886
01982 526631

01983 522 917
01983 524 634
01983 852722

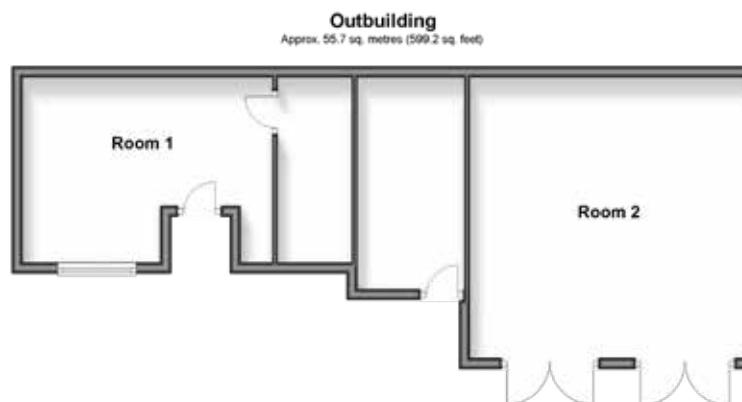
Entertainment

Restaurants / Bars
The Taverners, Godshill
Griffin, Godshill
The Fighting Cocks, Arreton
Chequers Inn, Rookley
The Crab, Shanklin
The Pointer Inn, Newchurch
Smokin' Jacks', Wroxall
The White Horse, Whitwell

These bars and restaurants are available within a 10 minute radius of this home

Local Attractions / Landmarks

Model Village – Godshill
Appuldurcombe House - Wroxall
Bembridge Windmill - Bembridge
Donkey Sanctuary - Wroxall
The Wildheart Animal Sanctuary - Sandown
Garlic Farm - Newchurch
Carisbrooke Castle – Carisbrooke
Monkey Haven Primate Rescue Centre – Newport
Butterfly World – Newport
Amazon World Zoo – Newchurch



GROUND FLOOR

Entrance Hallway	
Kitchen / Dining Room	30'4 x 18'2
Shower Room	
Sitting Room	18'9 x 17'10
Lobby	
Wet Room	
Bedroom 4	12'4 x 8'8
Bedroom 5	12'4 x 8'8

FIRST FLOOR

Landing	
Bedroom 1	18'3 x 12'5
Bedroom 2	10'5 x 8'10
Bedroom 3	12'6 x 8'9
Utility / Shower Room	

OUTBUILDING

Room 1 (Office)	
Storage	
Store Room	
Room 2 (Garage)	

OUTSIDE

Front Garden
Driveway Parking
Rear Garden
Garden Room



Council Tax Band: F
Tenure: Freehold



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