



Bridge Farm
Rowlands Lane | Havenstreet | Ryde | Isle of Wight | PO33 4EA

FINE & COUNTRY

Seller Insight

“ This is the closest you can get to living ‘off grid’ without any of the compromises that go with it. It is so peaceful and secluded here, you can switch off and forget the world and its troubles. And yet, we are central to the isle and only a five minute drive away from Ryde and fifteen minutes’ drive from the principal town of Newport with everything we need.

Likewise, Ryde is just down the road, which has both the Hovercraft and high speed catamaran, allowing us to get to the mainland in a matter of minutes. It really is the absolute best of both worlds.

We have given our children the most idyllic upbringing here and we have wonderful memories of watching the steam train pass by at the edge of the fields, transporting us to times gone by. It will be a huge wrench leaving here, but with our children grown it’s time for another family to enjoy this rare and special 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

Bridge Farm

Nestled within an area of outstanding natural beauty on the outskirts of historical village Havenstreet, lies this charming, three bedroom character property set in approximately 10.2 acres of land with a well-appointed equestrian facility included.

Situated off a quiet, country lane, down a private driveway, in a picturesque location surrounded by fields and woodland, lies this idyllic, pretty cottage with a large, enclosed garden, bordered by a quaint, picket fence and ample parking for numerous vehicles as well as a garage. Inside you'll find a well-equipped, contemporary kitchen complete with space for a dishwasher and tumble dryer as well as the American style fridge freezer. This opens out via an archway into the spacious sitting room that's bathed in natural light from the French doors and dual aspect windows, and which boasts an attractive wood burning stove.

Additionally, there's a separate dining room down the central hallway and a convenient utility/boot room by the back door – ideal for throwing off your muddy outer wear as you come inside from the farm. There are three well proportioned bedrooms at the opposite end from the main living areas which share a modern shower room.

The equestrian facility comprises of a large stable yard which includes seven stables as well as three storage units and two tack rooms. Additionally, there's a feed store here, as well as a convenient toilet and utility room, with plumbing for a washing machine and space for a tumble dryer. Of the ten acres in total, nine are used for grazing and are divided into numerous paddocks, several of which benefit from field shelters. There's also the added advantage of a purpose designed all-weather turnout paddock – a necessity for horse owners with our increasingly wetter winters here in the UK. And of course, no equestrian facility would be complete without a menage.

The current owners have enjoyed the use of the facility for their own use over the years, as well as scope for a livery yard, a potential and always popular option for new owners.







Travel Information

3.2 miles from Fishbourne to Portsmouth Ferry Terminal
7 miles from East Cowes to Southampton Ferry Terminal
15.8 miles from Yarmouth to Lymington Ferry Terminal

Southern Vectis Buses routes provide regular services connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Royal Victoria Yacht Club, Fishbourne	3.4 miles
Ryde Golf Club, Ryde	2.6 miles
1Leisure The Heights, Sandown	6.8 miles
Bembridge Sailing Club, Bembridge	7.7 miles

Healthcare

Doctors Surgeries	
The Bay Medical Centre, Sandown	01983 409292
St Helens Medical Centre, St Helens	01983 871828
Ryde Esplanade Surgery, Ryde	01983 618388
Tower House Surgery, Ryde	01983 817200

General Hospitals

St Mary's Hospital, Parkhurst Road, Newport	6.9 miles (01983 822099)
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Education

Primary Schools
Haylands Primary School, Ryde
Oakfield Primary School, Ryde
Dover Park Primary School, Ryde
Binstead Primary School, Binstead
Brading CE Primary School, Brading
Newchurch Primary School, Newchurch
Nettlestone Primary School, Nettlestone
The Bay CE Primary School, Sandown

Secondary Schools/Colleges

Ryde Academy, Ryde
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 563372
01983 563732
01983 562617
01983 562341
01983 407217
01983 865210
01983 613171
01983 403284

01983 567331
01983 403284
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01983 522886
01982 526631

01983 522 917
01983 524 634
01983 852722

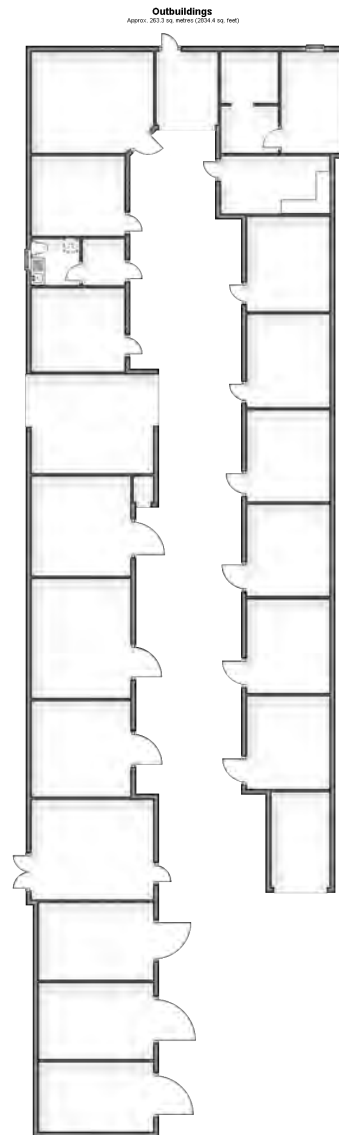
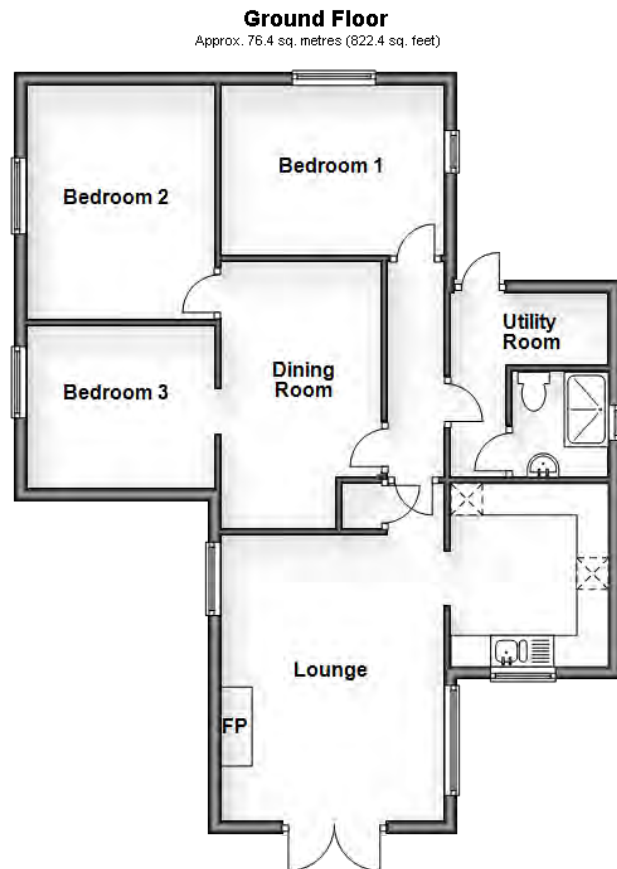
Entertainment

Restaurants / Bars
The White Hart, Havenstreet
The Vine, St Helens
Baywatch on the Beach, St Helens
Solent View Bar & Kitchen, St Helens
Ganders Restaurants, St Helens
The Old Fort, Seaview
The Boathouse, Seaview
Little Fox's, Bembridge
Yarbridge Inn, Yarbridge

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

Local Attractions / Landmarks

St Helens Fort – The Solent
Bembridge Windmill - Bembridge
The Wildheart Animal Sanctuary - Sandown
Sandown Pier - Sandown
Dinosaur Isle - Sandown
Bembridge Fort – Culver Down
Amazon World Zoo – Newchurch
Adgestone Vineyard - Adgestone
Carisbrooke Castle – Carisbrooke
Monkey Haven Primate Rescue Centre – Newport
Quarr Abbey - Binstead



GROUND FLOOR

Lounge	14'6 x 11'2
Kitchen	9'4 x 9'5
Hallway	
Utility Room	
Shower Room	
Dining Room	10'8 x 8'
Bedroom 1	12'7 x 8'5
Bedroom 2	11'7 x 9'4
Bedroom 3	9'3 x 7'9

OUTSIDE

Driveway Parking	
Gardens	
Garage	14' x 11'
Stables	
Tack Rooms	
Toilet	
Feed Store	
Menage	
10.2 Acres	

Council Tax Band: A
Tenure: Freehold



Fine & Country
Tel: +44 (0)1983 520000
isleofwight@fineandcountry.com
14 High Street, Cowes, Isle of Wight, PO31 7RZ

