



Shiloh  
Ford Farm Lane | Whitwell | Isle of Wight | PO38 2NZ

# SELLER INSIGHT

“ We bought the Grade 2 listed barn now called Shiloh in 2008 and my husband supervised its conversion into an amazing dwelling & family home.

We moved into it in 2013 while there was still some internal work to be completed.

The entrance hall with its vaulted ceiling & wooden staircase up to the first floor leads to the enclosed rear grassed courtyard. This was an ideal safe escape proof place for our 2 large dogs. It is a sun trap during the summer months & very private with lovely views of the surrounding countryside. The kitchen, hall, study & 3 downstairs bedrooms all open on to this courtyard.

It is a great place for entertaining with the hall opening into the living room through 2 large glass panelled doors. We have spent many happy family Christmas holidays there & summer BBQs. As soon as you enter it gives you the feeling of space with the high ceilings.

It is a very peaceful, quiet place to live in the middle of nature with a variety of wild birds, rabbits & red squirrels. There are many walks along public footpaths without needing to go onto roads.

The 2-bedroom annex can be used as a granny flat, extra family accommodation or a holiday let. We have used it as a holiday let during the summer months.

We are sorry to leave Shiloh but made the decision to move nearer to our grandchildren on the mainland.”\*

\* 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

## Shiloh

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Set within an Area of Outstanding Natural Beauty and surrounded by rolling countryside, this exceptional rural home offers a rare combination of historic charm, generous proportions and modern comfort. Lot 1 comprises an impressive Grade II listed barn conversion together with a self contained holiday let, creating a wonderfully versatile country retreat with income potential. Converted from handsome stone barns in the late 2000s, the main residence extends to approximately 4,450 square feet and retains a wealth of original character, including exposed beams, vaulted ceilings and beautifully preserved stonework.

A striking entrance hall sets the tone, with a partly vaulted ceiling, timber staircase and large glazed openings that frame views of the gardens to both front and rear. The ground floor offers a series of inviting reception spaces, including a well proportioned sitting room with a feature stone wall and wood burning stove, a dining room with country views, and a spacious kitchen/breakfast room fitted with oak cabinetry, granite worktops and a range of appliances. French doors open directly to the garden, creating a seamless connection between indoor and outdoor living. Additional ground floor rooms include an office with garden access, a spa style shower room and three double bedrooms, each with its own en suite and direct access to the gardens.

The first floor continues the sense of scale and character, with a galleried landing leading to two further double bedrooms, both featuring exposed beams, vaulted ceilings and en suite facilities. Throughout, the craftsmanship and attention to detail create a warm, inviting atmosphere that blends heritage with contemporary comfort.

Outside, the property is approached via a gated gravel driveway leading to extensive parking, a large car port and a separate double garage/workshop. Lawned gardens wrap around the home, enclosed by stone walling and punctuated by terraces that capture far reaching downland views. A stone outbuilding houses a plant room with a newly installed boiler and rainwater harvesting system, supporting the home's practical and efficient design.

Adjoining the main residence, the holiday let forms part of Lot 1 and offers excellent income potential or flexible accommodation for guests. With its own entrance, parking and enclosed garden, it includes a vaulted kitchen/living room with exposed beams, two double bedrooms and a well appointed shower room. French doors open to a private lawn and gravel terrace, creating a peaceful, self contained retreat.

Lot 2 offers an exciting additional opportunity, comprising approximately 3.39 acres of land together with a substantial agricultural barn – available by separate negotiation. The barn features power, lighting, roller shutter doors and a concrete floor, making it ideal for storage or future adaptation (subject to permissions). The surrounding meadow, young woodland and small orchard of pear and apple trees create a beautiful natural setting with open views and abundant wildlife.

Just a few miles from the Island's southern coastline, the property enjoys easy access to village amenities, scenic beaches, coastal paths and a wealth of outdoor pursuits, making both lots an exceptional offering in a truly idyllic location.







**Travel Information**

11 miles from Fishbourne to Portsmouth Ferry Terminal  
 12.1 miles from East Cowes to Southampton Ferry Terminal  
 15.6 miles from Yarmouth to Lymington Ferry Terminal

**Leisure Clubs & Facilities**

1Leisure The Heights, Sandown	8.7 miles
Sandown & Shanklin Golf Club, Sandown	9.2 miles
Rookley Country Park Fishing, Rookley	3.9 miles
Newclose County Cricket Ground, Newport	5.6 miles

**Healthcare**

Doctors Surgeries	
South Wight Medical Practice, Godshill	01983 840625
South Wight Medical Practice, Niton	01983 730257
Ventnor Medical Practice, Ventnor	01983 857288

**General Hospitals**

St Mary's Hospital, Parkhurst Road, Newport	7.9 miles (01983 822099)
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**Education**

Primary Schools	
Godshill County Primary School, Godshill	01983 840246
Wroxall Primary School, Wroxall	01983 852290
Niton Primary School, Niton	01983 730209

St Francis Catholic & Church of England Primary Academy, Ventnor	01983 857449
Rookley & Chillerton Primary School, Chillerton	01983 721207
Gatten & Lake Primary School, Shanklin	01983 869910
St Blasius C of E Primary School, Shanklin	01983 862444

**Secondary Schools/Colleges**

The Island Free School, Ventnor	01983 857641
The Bay CE School, Sandown	01983 403284
Carisbrooke College, Newport	01983 524651
Christ The King Upper College, Newport	01983 537 070
Medina College, Newport	01983 861 222
Ryde School with Upper Chine School, Ryde	01983 562229
The Island VI Form Campus, Newport	01983 522886
Isle of Wight College, Newport	01982 526631

**Learning Assisted Schools:**

Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St. Catherine's, Grove Road, Ventnor	01983 852722

**Entertainment**

Restaurants / Bars	
The Taverners, Godshill	
Griffin, Godshill	
The Fighting Cocks, Arreton	

Chequers Inn, Rookley  
 The Pointer Inn, Newchurch  
 The White Horse, Whitwell  
 The White Lion, Niton  
 The Budle Inn, Niton  
 Dairyman's Daughter, Arreton

These bars and restaurants are available within a 15-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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	66 D
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: C  
Tenure: Freehold

Split Level Ground Floor  
Floor no. 001.2 sq metres (923.9 sq. ft)



**SPLIT LEVEL GROUND FLOOR**

Hallway	18' x 16'
Sitting Room	22' x 18'
Family Shower Room	10' x 6'
Dining Room	14' x 11'
Kitchen / Breakfast Room	23'6 x 14'
Inner Hallway	
Office	19' x 13'11
Bedroom 4	14'4 x 14'5
En-Suite Shower Room	7' x 5'
Bedroom 5	12'3 x 9'2
En-Suite Shower Room	9' x 5'
Bedroom 1	13'9 x 13'1
En-Suite Shower Room	10' x 5'10

**ANNEX**

Annex Hallway	
Annex Bedroom 1	17' 3 x 12'5
Annex Bedroom 2	11' x 10'8
Annex Lounge / Diner / Kitchen	28'11 x 14'6
Annex Shower Room	

**SPLIT LEVEL FIRST FLOOR**

Galleried Landing	
Bedroom 2	14' x 12'4
En-Suite Shower Room	7'11 x 5'
Bedroom 3	14' x 13'
En-Suite Shower Room	7'11 x 5'

**OUTSIDE**

Front & Rear Gardens  
Driveway Parking  
Double Garage / Workshop  
Car Port



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 © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed:



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