



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)

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
 Nettleston Primary School, Nettleston
 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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 01982 526631

01983 522 917
 01983 524 634
 01983 852722

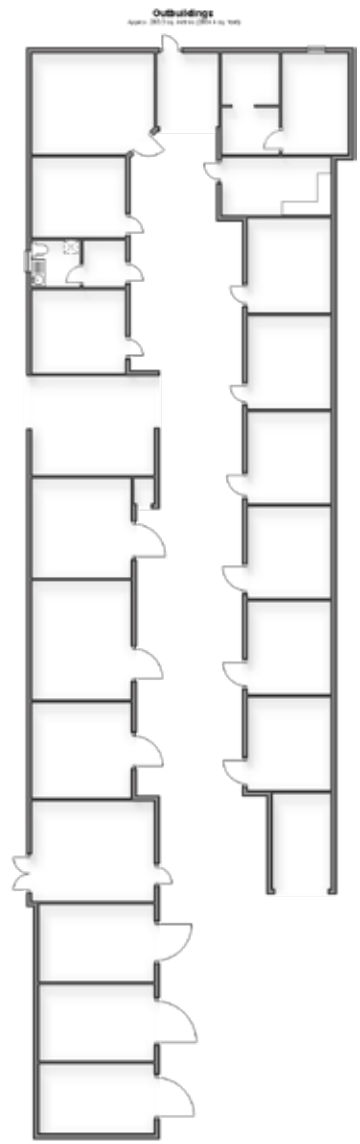
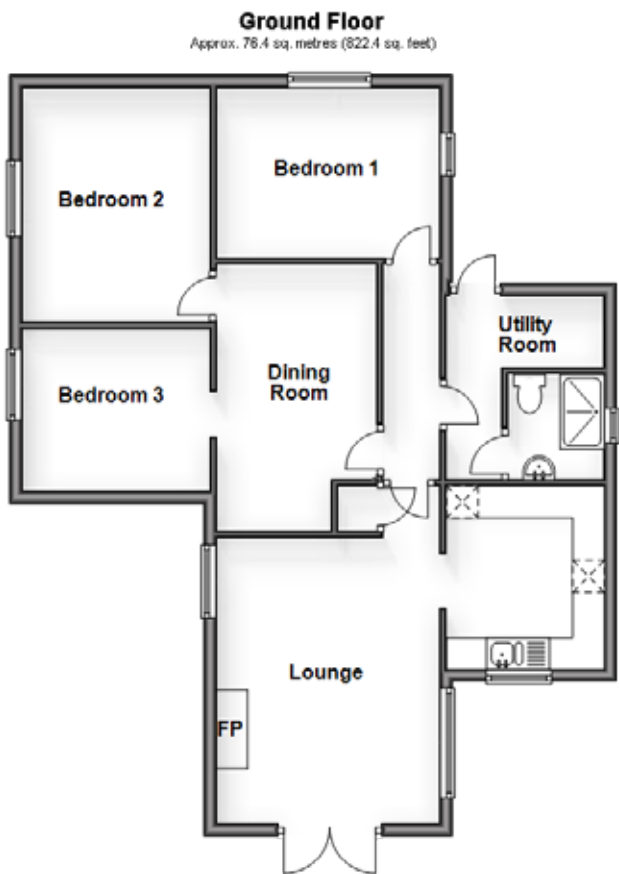
Entertainment

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



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 © 2024 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.





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