

LITTLE BURNESTON

ASHLAKE COPSE ROAD • FISHBOURNE • ISLE OF WIGHT • PO33 4EY



BCM

Wilson | Hill



LITTLE BURNESTON

ASHLAKE COPSE ROAD • FISHBOURNE • ISLE OF WIGHT • PO33 4EY

A rare opportunity to purchase an impressive detached house extending to 4000 sq ft, with 50m of water frontage to Wootton Creek and direct access to the Solent, with recently refurbished pontoon and jetty, all set within gardens and grounds of just over 2 acres.

GUIDE PRICE - £1,950,000

Little Burneston

Ground Floor

Hall | Living Room | Utility | W/C | Hobby Room
Sunroom | Formal Dining Room | Library | Kitchen/Diner with larder | Secondary Utility Room
Two Integral Garages | Extensive Sun Deck | Car Port

Ground floor extends to 2391 sq. ft (222.1sqm). Excluding area for car port.

First Floor

Large Landing | Master Bedroom with en-suite | Four further bedrooms (two en-suites)
Large Hobby/Attic Room | Family Bathroom

First Floor extends to 1604 sq. ft (149 sqm)

The House extends to 3994 sq. ft (3771 sqm)

CREEK, PONTOON & JETTY

50m of creek frontage | 66m of pontoon | 20m jetty

GARDENS, GROUNDS, WOODLAND & BUILDINGS

Lawned gardens | External Terrace | 1 acre of woodland
Boat Store | Orchard

In all extending to 2.08 acres (0.84 ha)





SITUATION

Little Burneston occupies a superb location on the much sought-after Ashlake Copse road, within the desirable village of Fishbourne on the north-east of the Isle of Wight. The Fishbourne-Portsmouth Ferry is within easy walking distance/2 minute drive, as is the highly rated Royal Victoria Yacht Club (with thriving cadet section) and the Fishbourne Inn. A wider range of shops are available in nearby Wootton Bridge, and Ryde is a short drive away. Great walking and cycling is on the doorstep on the Coastal Path past Quarr Abbey and beyond.

The Creek-side water frontage offers easy access to the world renowned waters of the Solent for sailing and/or powerboating, and the opportunity to launch paddleboards and kayaks and take evening swims in Wootton Creek itself. The private jetty and pontoon allows for berthing of yachts, RIBs or powerboats with excellent access to the Solent each side of high water.

The Isle of Wight is celebrated as an International yachting and sailing venue, with the annual Cowes Week Regatta in August attracting competitors from all over the world. A full range of yacht and sailing clubs provide a social hub with the closest the Royal Victoria Yacht Club being just a short walk away. There are nearby golf courses including Westridge, St Georges & Shanklin and Sandown Golf Club.

Ryde School with Upper Chine Is the main Independent (HMC) School on the Island, offering co-education from pre-school to sixth form on a daily, full or weekly boarding basis and is only 2.5 miles away, and some Island children commute to mainland schools such as Portsmouth Grammar which is made easy with the easy access to the ferry.

The Island is blessed with a number of boutique hotels and restaurants, including The Duck, Ryde, The George, Yarmouth, The Royal, Ventnor, The Hut, Colwell Bay and The Smoking Lobster, Cowes.





DESCRIPTION

A substantial 5-bedroom detached home extending to just under 4000 sq. Ft, available to the open market for the first time since 1987, on a sought-after road close to nearby Ryde Independent School & the Fishbourne-Portsmouth Wightlink ferry.

GROUND FLOOR

The main entrance in from the front garden and driveway welcomes you into a good-sized entrance hall with rooms either side and staircase going to the first floor. To the West of the hallway there is a utility room with W/C, hobby room, sunroom and substantial living room with fireplace and large bi-fold doors leading out to the extensive sun deck. On the other side of the hallway there is a library which is interconnected with the living room, good sized kitchen/ diner with Island and French doors to the sun deck, larder, large utility, formal dining room and two integral garages.

FIRST FLOOR

The first floor is accessed from the stairs situated in the hall on the ground floor. The first floor provides a master suite with en-suite bathroom, two further double bedrooms (both en-suite), two small double bedrooms, a family bathroom & a large hobby room with jack and jill en-suite.

CREEK, PONTOON & JETTY

Little Burneston occupies one of the largest plots & enjoys the second widest creek frontage on the road. The creek frontage extends to 50m and the property extends to mean low water springs and benefits from 20m of jetty and 66m of pontoon, which is in the final stages of refurbishment. There is a boat store with concrete floor and concrete slipway leading down to the shore.

GARDENS AND GROUNDS

Little Burneston enjoys a large, private plot extending to over 2 acres. The immediate curtilage includes a large external terrace with water feature, mature hedgerows, laid to lawn gardens, about an acre of woodland and orchard. To the front of the property there is a large, gravelled driveway and car port.



GENERAL REMARKS AND STIPULATIONS

Method of Sale

Little Burneston is for sale by private treaty.

Tenure

Freehold. Further details from the selling agents.

Access

The property is accessed directly from the public highway, with right of way onto Ashlake Copse Road (private).

Services

The property is connected to mains electricity, water, and gas. Private drainage (septic tank).

Broadband

Up to 48Mbps

Planning

The property is outside of the Isle of Wight National Landscape and the Property is not listed. The current vendors have gained planning consent (tree works) to remove 5 trees within the woodland area but have not yet undertaken the works. Planning permission has also recently been granted to refurbish and improve the existing jetty which is underway.

RIGHTS OF WAY

There are no public or private rights of way across property.

COUNCIL TAX AND BUSINESS RATES

Council Tax Band G

EPC

C

Local Authority

Isle of Wight Council

Postcode

PO33 4EY

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Fixtures and Fittings

BCM will supply a list, on request, identifying clearly which items are included within the sale price, and those that are excluded from the sale price but could be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.



///pleasing.convinces.visit

Flooding

Some of the property closest to the creek is designated Flood Zone 2 and 3 however, the majority of the property is Flood Zone 1.

Health and Safety

We ask for your own personal safety to be very vigilant whilst visiting in order to avoid the risk of accident when making your inspection. All viewings and site visits must be organised with BCM and should always be accompanied by a member of BCM.

Viewings

Viewings strictly by appointment with BCM.

Selling Agent

BCM, Isle of Wight office, Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE

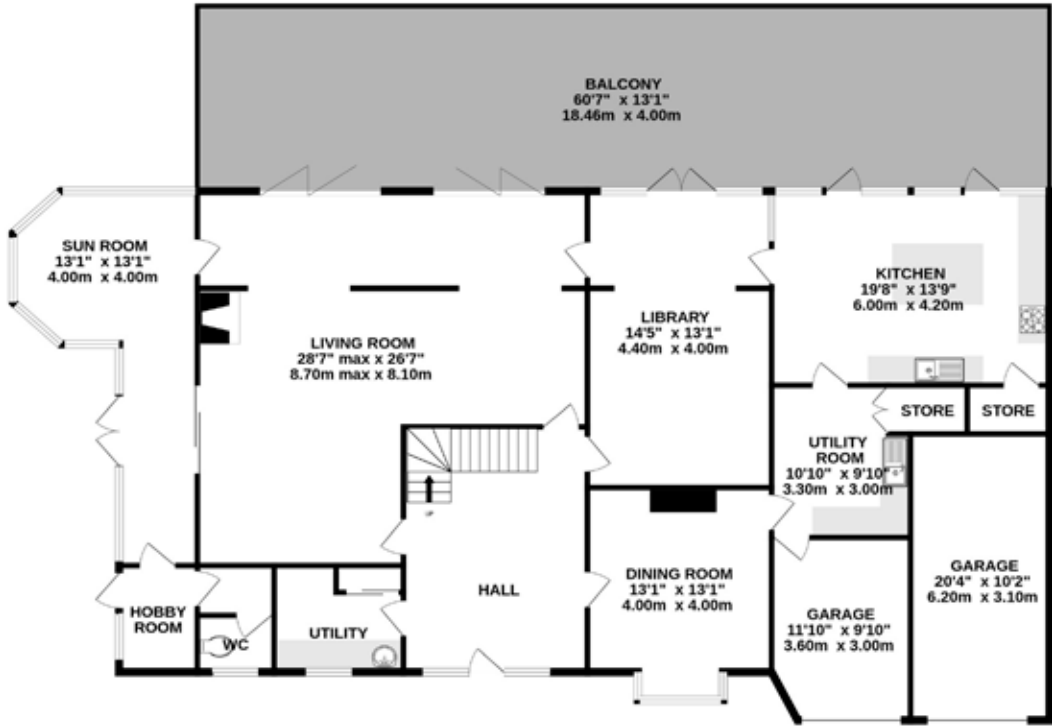
NB. These particulars are as at May 2024 and photography taken May 2024.



Approximate Gross Internal Floor Area
House: 371.1 sq.m or 3,994 sq.ft

NOT TO SCALE.

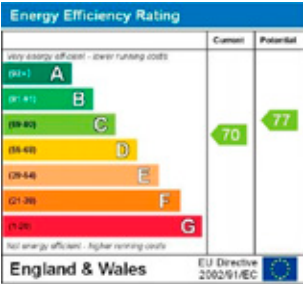
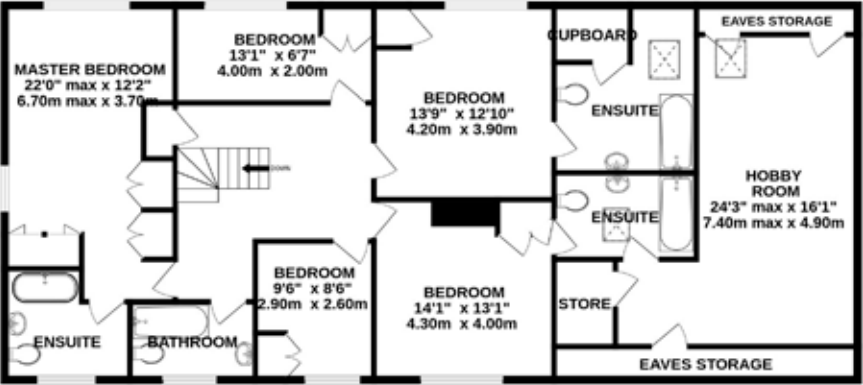
GROUND FLOOR
2391 sq.ft. (222.1 sq.m.) approx.



IMPORTANT NOTICE

- BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:
- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
 - ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
 - iii) The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
 - iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
 - v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM tested them.

1ST FLOOR
1604 sq.ft. (149.0 sq.m.) approx.





WINCHESTER

BCM, The Old Dairy, Winchester Hill,
Sutton Scotney, Winchester,
Hampshire SO21 3NZ

T 01962 763 900
E info@bcm.co.uk

ISLE OF WIGHT

BCM, Red Barn, Cheeks Farm,
Merstone Lane, Merstone,
Isle of Wight PO30 3DE

T 01983 828 805
E iow@bcm.co.uk

OXFORD

BCM, Sunrise Hill Yard,
East Ilsley,
Newbury RG20 7LY

T 01865 817 105
E oxford@bcm.co.uk

PETERSFIELD

BCM, Wilson Hill,
4 Lavant Street, Petersfield,
Hampshire GU32 3EW

T 01730 262600
E info@wilsonhill.co.uk



rural property specialists