MIDDLE BARN FARM

BATHINGBOURNE LANE • BATHINGBOURNE • ISLE OF WIGHT • PO36 0LU



BCM Wilson Hill



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Middle Barn Farm is an attractive residential holding situated in a rural yet accessible location including a farmhouse, two holiday cottages, a range of agricultural buildings, set within its own gardens and grounds, in all extending to 2.09 acres.

GUIDE PRICE - £1,095,000

MIDDLE BARN FARM

Ground Floor

Patio | Porch | Hall | Plant room | Kitchen with Island | Utility Room
Lounge with multi-fuel burner
Bedroom with en suite | Office | Sun Room

First Floor

Three further bedrooms | En suite I Family bathroom

GROUNDS AND GARDENS

Orchard | Formal grounds | Woodland | Patio Terrace | Stream

ROBINS (COTTAGE)

Kitchen/Diner/Lounge with wood-burner | Bedroom | Bathroom

MALLARDS (COTTAGE)

Kitchen/Diner/Lounge with wood-burner | Bedroom with en suite shower-room
Second bedroom | Bathroom

AGRICULTURAL BUILDINGS

Party Barn | The Old Granary | Workshop and Boat Store

In all extending to 2.09 acres (0.84ha)

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SITUATION

Middle Barn Farm is situated within the hamlet of Bathingbourne. The position of the property is off Bathingbourne Lane, positioned within its own private grounds and surrounded by glorious rural countryside.

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. 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. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep and there are good feeder links to conveniently located public schools such as Winchester College and St Swithuns' in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Marlborough College in Wiltshire.

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 and Ventnor.

HISTORY

Middle Barn Farm is believed to date back to 955. According to The Domesday Book, the first reference to the property was King Edwig 955 who gifted the property to Thegn Ethelgeard. Middle Barn Farm, over recent years, was part of an established Dairy Farm and subsequently split off to become Middle Barn Farm in the early 1980's.

DESCRIPTION

A semi-detached, non-listed farmhouse with a charming K2YŜtë ŧŜŜt IyR ŧűtt 2ŧ ŐKIIĤŮŠU, set within gardens and grounds of 2.09 acres, with potential (subject to internal remodelling) of creating a self-contained annexe.

GROUND FLOOR

The farmhouse is entered via a wonderful large terrace overlooking the grounds welcoming you into the entrance hall with original flagstone flooring. The hall leads you into the spacious kitchen boasting tiled flooring, Island, plenty of unit and worktop space and impressive beams restored from an historic shipwreck. The kitchen leads off to two family areas, the sunroom provides a delightful seating area with the comfort of a wood-burner with triple aspect windows filling the room with plenty of natural light. The living room, also accessed from the kitchen, perfect for entertaining, offers a second wood-burner and access onto the patio and garden via double doors, creating an al-fresco style experience. A useful utility and separate ironing room provide additional space for utility purposes. A good-sized double bedroom with en suite shower-room is set toward the front of the house and access to the garden – which could easily become a self-contained space utilising the existing floorspace whilst retaining the privacy of the main home.



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FIRST FLOOR

The first floor is accessed from the staircase off the entrance hall and leads to a large & light landing area. The first floor provides three well-sized bedrooms. The master suite provides a spacious area with a modernised en suite shower-room. All bedrooms enjoy far reaching views of the grounds. The first floor also benefits from a large family bathroom.

HOLIDAY COTTAGES

Historically the Milking Parlour for Middle Barn Farm and currently used as Holiday accommodation, was originally converted by the current owners in 1995. But with the correct permissions could possibly provide extended accommodation for family and friends.

ROBINS

A stunning barn conversion, complemented by its impressively designed interior and layout, oozing character and charm. Robins welcomes you into the open plan kitchen, dining and living room with wood-burner. Leading onto the spacious bedroom with generous dressing area and modernised en suite bathroom.

MALLARDS

Mallards provides further accommodation, a delightful two-bedroom barn conversion offering two generous sized bedrooms with large ensuite bathrooms. Set across one floor, the property is built to a high standard and welcomes you into the spacious open plan kitchen, living and dining room, filled with plenty of natural light enhanced by double doors leading out onto the terrace.

Externally both cottages enjoy covered terraces and parking.

GARDENS AND GROUNDS

Approached over a gravel drive with parking for several vehicles, a stone-paved path leads to the farmhouse. The gardens and grounds extend to about 2.09 acres including an orchard, split levelled lawns, woodland, wildflower trails, treehouse, stream & a covered pergola area with an array of flora and fauna.

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BUILDINGS

Set within close proximity to the holiday lets are a range of additional agricultural and domestic buildings including a large party barn with delightful vaulted ceilings, conservatory space and utility room. This offers huge potential for leisure or entertaining.
A large agricultural building used on one half as a workshop and machinery space and the other side a boat/car store. This building benefits from concrete floors (in the boatstore) and access directly onto the public highway. Adjacent to this barn, is The Old Granary which still benefits from its staddlestones and is used for storage. All of the property has been well maintained by the current owners.

GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

Middle Barn Farm is offered for sale by private treaty as a whole.

TENURE

Freehold.

ACCESS

The property is accessed directly from the public highway, Bathingbourne Lane into the main drive. There is also separate access directly into the Boat Store from Bathingbourne Lane South.

SERVICES

Farmhouse- The farmhouse is connected to mains water, electric and private drainage. The heating is oil-fired with LPG Gas Hob only.

Cottages- The cottages are connected to mains water, electric and private drainage. The heating is via electric convector heaters.

Buildings- The buildings are connected to mains water and electric (3 Phase).

BROADBAND

Superfast 35 Mbps.

PLANNING

The property is outside of the Isle of Wight National Landscape and the Property is not listed. The holiday lets must be used as holiday lets however there is no restriction on the amount of times per year they are used.

RIGHTS OF WAY

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

COUNCIL TAX BAND

House – E

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BUSINESS RATES
The Holiday Lets' have a rateable value of £10,250/PA however the current vendors claim for Small Business Relief.

EPC
House – D
Cottages – E

LOCAL AUTHORITY
Isle of Wight Council

POSTCODE
PO36 0LU

PLANS, AREAS AND SCHEDULES
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM Wislon Hill 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.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY
The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

FIXTURES AND FITTINGS
BCM will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may 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.

what3words

///Avocado.Regularly.Expert

FLOODING
Part of the Property is designated Flood Zone 3, the area closest to the stream.

VIEWINGS
Viewings strictly by appointment with BCM Wilson Hill.

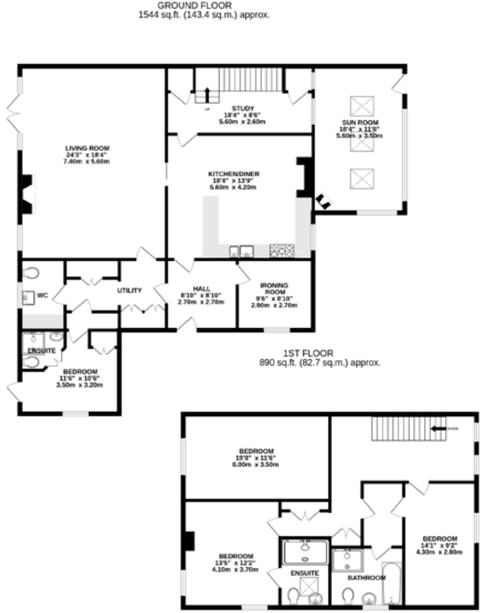
SELLING AGENT
BCM Wilson Hill, Isle of Wight office, Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE

NB. These particulars are as at April 2026
Internal photography taken May 2024.
External photographs are as of April 2026

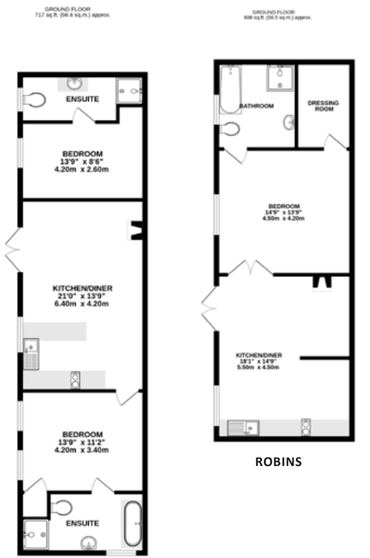




MIDDLE BARN FARMHOUSE



COTTAGES



MALLARDS

ROBINS

Approximate Gross Internal Floor Area
Middle Barn Farmhouse: 226.1 sq.m or 2,434 sq.ft
Mallards: 66.6 sq.m or 717 sq.ft
Robins: 56.5 sq.m or 608 sq.ft
Total Area: 349.2 sq.m or 4,367 sq.ft

NOT TO SCALE.

IMPORTANT NOTICE
BCM Wilson Hill 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 Wilson Hill or their clients. Neither BCM Wilson Hill or 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 Wilson Hill tested them.

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