

Great Budbridge Manor

BUDBRIDGE LANE | MERSTONE | ISLE OF WIGHT

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BUDBRIDGE LANE, MERSTONE, ISLE OF WIGHT

An exquisite historic Jacobean Manor House set in delightful grounds of around 8.5 acres with traditional outbuildings and with a particularly attractive approach passing the ancient carp ponds

Located within a quiet rural area, mid way between the county town of Newport and the island's south eastern coast within the Arreton Valley, an area known for its sunny climate and horticulture. The property is approached via a no through lane so enjoys seclusion whilst being adjacent to a cycle path and the network of paths running through the surrounding countryside. The mature grounds of approximately 8.5 acres are bordered by the Eastern Yar.

VIEWING:

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History

Great Budbridge Manor is an ancient manor house. Protected beside the Eastern Yar river, water meadows, and later a moat, the site has long been a place of settlement and security. Medieval records from Quarr Abbey refer to Budbridge's meadows and fish ponds, likely used by monks for breeding carp. In 1624, Great Budbridge was sold to Sir Robert Dillington who had the present house built in 1633. A classic example of Jacobean architecture, there were subsequent 18th and 19th century extensions, with the house being Listed, Grade II.

Description

The house retains a wide array of period features including many flagstone floors and a particularly impressive fireplace in the dining room. The majority of rooms enjoy the light with large windows taking in the views over the delightful gardens and grounds. The property benefits from a good range of traditional outbuildings including an impressive tithe barn, stables and an adjacent coach house. A useful and substantial farm office building, historically serving the adjacent organic tomato growing site, is situated next to the secondary drive.

Accommodation

GROUND FLOOR

A carved stone arched entrance, dated 1668, leads into a **PORCH** with bench seating and front door opening to the **ENTRANCE HALL** with flagstone flooring and staircase rising to the first floor. A series of formal reception rooms to the front of the house overlook the gardens.

The **DRAWING ROOM**, a light dual aspect room with lovely views and access to the gardens has oak flooring whilst the impressively proportioned **DINING ROOM** with a high ceiling, exposed beams, an impressive large open fireplace along with flagstone flooring and large window seat overlooking the front gardens and ponds. The **MUSIC ROOM** has a bay window, timber flooring and sealed fireplace.

A spacious **KITCHEN/BREAKFAST ROOM** overlooks the gardens and is fitted with a good range of units with worksurfaces, an oil fired Aga and separate electric hob. There is a shelved larder cupboard, flagstone flooring and a bread oven. Adjacent is the **CONSERVATORY**, a largely glazed structure overlooking the gardens.

A useful **BOOT ROOM** and **LAUNDRY ROOM** with stainless steel sink and space for washing machine have access to rear lobby with a door to **COURTYARD** on western elevation, whilst there is also a **BATHROOM**, **STUDY** and **SECONDARY KITCHEN** with an oil-fired Aga, with an adjacent **GARDEN ROOM**.

FIRST FLOOR

A **PRINCIPAL BEDROOM** with an ornate fireplace and fabulous views over the grounds and an adjacent **DRESSING ROOM**. In addition, there are **SIX FURTHER BEDROOMS** and **TWO BATHROOMS** all with varying characteristics and charm with diverse country views over the grounds along with a **READING ROOM**.

SECOND FLOOR

A series of characterful, versatile **ATTIC ROOMS** which include a **BEDROOM**, **STUDIO** and **PLAY AREA**.





Gardens

A gated gravelled driveway flanked by ponds and lawned gardens leads to the front of the house where there is parking extending around to the western side of the property. Adjacent to the driveway is an ancient carp pond which feeds two further large ponds within the gardens which attract an array of wildlife. There is a delightful partially walled garden with borders including a selection of various roses and fig trees.

The gardens extend around the eastern and southern sides of the house providing a stunning, tranquil setting whilst to the western elevation there is a paved courtyard.

Adjacent to the kitchen is a paved terrace beyond which there is a vegetable garden and a wide array of trees including fruit trees. There is a stone timber garden store and an open fronted timber summer house.

A secondary drive leads to the outbuildings and western side of the house, (linking up to the principal drive).

Traditional Outbuildings

COACH HOUSE

A two-storey period brick building (6.92 x 5.55m) currently used as a workshop with steps to storage above. Adjacent range of **FOUR STABLES** and **STORES** (14.4 x 4.65m).

TITHE BARN

An impressive and substantial barn (22.5 x 6.15m) retaining original timbers with a concrete floor and additional chalk and stone barn to the western side (6.1 x 4.9m). There are two additional lean-to stores to the front of the barn (4 x 2.6m) and (4 x 6.38m). Former farmyard to south with **POTTING SHED** (11.4 x 3m) and **FOUR FORMER STABLES** (13.5 x 3.2m).

There is also a substantial **FARM OFFICE BUILDING** of approximately 1,425 sq. ft. situated adjacent to the secondary drive with ample parking.

Land

To the eastern and southern sides of the gardens are meadows that border the Eastern Yar river. The field to the south of the manor is registered with the Soil Association as Organic, and has been since the 1990s. In all, the property extends to about 8.5 acres.

GREAT BUDBRIDGE MANOR
 Approximate Gross Internal Area:
 7,115 sq ft / 661 sq m

For illustrative purposes only - Not to scale



General Information

SERVICES Mains water and electricity, private drainage and oil-fired central heating with Aga.

TENURE Freehold

COUNCIL TAX Band H

EPC The property is Listed, Grade II

POSTCODE PO30 3DH

FIXTURES & FITTINGS To be agreed between the parties and confirmed by written inventory. The written inventory will be the sole arbiter of what is included in the sale whether or not items are referred to or photographed within these particulars.

VIEWINGS

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