

## Adgestone, Sandown, Isle of Wight



- Beautiful Stone Built Home
- Wonderful Wrap Around Gardens
- Garage/Workshop and Driveway
- Rural Living Met with Surprising Convenience
- Flexible Living Accommodation



## About the property

Charming Period Country Home with Extensive Gardens, Workshop and Countryside Views

Believed to date back to the early 1800s, this attractive stone-built country home enjoys a delightful rural setting surrounded by beautiful countryside, whilst remaining conveniently close to local amenities. A picture-perfect property from the roadside, the home has been thoughtfully and sympathetically extended over the years, creating a substantial residence that successfully blends period charm with modern-day practicality.

Occupying a generous plot, the property is enveloped by stunning wrap-around gardens that provide a variety of spaces in which to relax, entertain and enjoy the peaceful surroundings. Mature planting, several fruit trees and carefully considered seating areas create a wonderfully established outdoor environment, whilst the rear boundary backs onto further green land, enhancing both privacy and the rural outlook. A large detached garage, currently utilised as a workshop, offers excellent versatility, while a driveway to the front provides ample parking for several vehicles.

The accommodation is both spacious and flexible in its layout. A welcoming porch opens into the entrance hall, which in turn leads to two of the principal reception rooms. The impressive lounge provides a comfortable living space, while a separate formal dining room features an attractive fireplace, creating an ideal setting for entertaining and family gatherings.

To the rear of the home, the generously proportioned modern fitted kitchen enjoys views over the garden and provides direct access to the patio, allowing for effortless indoor-outdoor living during the warmer months. Further ground floor accommodation includes a spacious double guest bedroom, conveniently positioned alongside a shower room and utility area. In addition to the main reception rooms, there is a versatile study/snug which could equally serve as an additional bedroom if required. A delightful garden room overlooks the grounds and opens directly onto the gardens, offering a peaceful place to sit and enjoy the surroundings throughout the year.

The first floor continues to impress with two further double bedrooms. The principal bedroom benefits from a dedicated dressing room, which leads through to a substantial family bathroom featuring both a bath and separate shower enclosure.

The grounds and outlook are a particular feature of this exceptional home, with far-reaching countryside views and an abundance of local wildlife, including the Island's much-loved red squirrels. Despite its wonderfully rural atmosphere, the property remains within easy reach of the coastal towns of Lake and Sandown, offering a wide range of shops, amenities and transport links.

For those with an active lifestyle, the property enjoys an enviable position just moments from Sandown and Shanklin Golf Club, widely regarded as one of the Island's premier golf courses. The surrounding area also offers excellent walking opportunities, with Adgestone Vineyard nearby, together with woodland trails including Borthwood Copse and a wealth of scenic countryside routes to explore.

A rare opportunity to acquire a characterful period home offering substantial accommodation, beautiful gardens and an enviable rural setting on the Isle of Wight.

Local Authority - Isle of Wight Council  
Council Tax Band - F  
Tenure - Freehold

## Accommodation

### GROUND FLOOR

Entrance Hallway

Dining Room 14'2 x 10'8

Sitting Room 14' x 11'9

Garden Room 10' x 7'9

Study/Snug/Bedroom 4 14'1 x 9'3

Kitchen 19'1" x 7'9"

Bedroom 3/Guest Room 13'7 x 10'8

Shower Room

### FIRST FLOOR

Master Bedroom 10'6 x 14'2

Dressing Room

Bathroom

Bedroom 2 11'9 x 14'3

### OUTSIDE

Front Garden

Gravel Driveway & Parking

Detached Garage/Workshop

Wrap Around Gardens

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

Ground Floor  
Trigg House  
Monks Brook  
St. Cross Business Park  
Newport  
Isle of Wight  
PO30 5WB

Tel: 01983 525710  
Email: [sales@triggiew.co.uk](mailto:sales@triggiew.co.uk)

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiew.co.uk](http://triggiew.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		