



# Puck Farmhouse

Dyers Lane, Newchurch, PO36 0ND



**£475,000**  
FREEHOLD



Puck Farmhouse presents a rare opportunity to acquire a circa. 19th-century two-bedroom farmhouse set within approx. 9.3 acres of land, offering huge potential for business opportunities, a smallholding, or a change of lifestyle.

- Rare opportunity for a renovation project
- Stunning, rural location of Newchurch
- Potential to reinstate barns
- Plenty of off-road parking
- Amenities and travel links are a short drive away
- Two-bedroom stone farmhouse
- Set within approx. 9.3 acres of land
- Fantastic business or small holding opportunity
- Countryside and woodland walks on the doorstep
- Offered for sale chain-free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Believed to have been built in the early 1800s, this charming stone farmhouse sits within a substantial plot of 9.3 acres of woodland and pasture, which includes mature orchards and land previously used for agricultural purposes. The plot also consists of a large derelict barn which has previously been used for animals which includes stables, a hay loft and several pigsties. The accommodation comprises two reception rooms, a kitchen, two double bedrooms, and a family bathroom. This rare opportunity will offer the new owners a chance to create their dream home within the charming farmhouse and the grounds surrounding it.

Nestled amongst idyllic rural landscapes, Newchurch enjoys a perfect balance of a peaceful village lifestyle and conveniences within the towns of Newport, Sandown, Shanklin, and Ryde, which are only a short drive away. Just a short walk from the property is the popular Newchurch Primary School, and a little further along the high street is one of the most highly regarded pubs on the island, The Pointer Inn, which is known for its locally sourced food and fantastic beer garden offering beautiful views of the surrounding countryside. Providing fun for all the family, the All Saints village church hosts an extensive range of activities and events, including quiz nights, lunches and suppers, concerts, and talent shows. Nearby Sandown, Shanklin, and Newport provide extensive amenities with a wide range of shops and supermarkets, pubs and restaurants, and cultural activities. The award-winning beaches at Sandown and Shanklin are famed for dramatic cliff backdrops and expansive stretches of golden sand, as well as a whole host of activities to enjoy along the seafront, such as the world-famous Isle of Wight Zoo. Puck Farmhouse is perfectly positioned for a quiet lifestyle, enjoying plenty of rural walks and cycling routes close by, including St Martin's Wood Nature Reserve and the scenic Red Squirrel cycle path linking Sandown and Newport, taking you through red-squirrel-inhabited woodland, farmland, estuaries, and a stretch of the island's magnificent coastline.

### **Welcome to Puck Farmhouse**

Accessed via an unadopted road from Winford Road, the property enjoys a setback position and benefits from a tranquil location, surrounded by trees and fields. The track leads up to the front of the house, and the wooden front door opens into a small entrance hall.

### **Living Room**

Benefitting from a window to the front aspect and a fireplace, this space could be utilised as the living room.

### **Dining Room**

Providing access to the kitchen, this space boasts beautiful flagstone floors, a window to the front, and space for an under-stairs cupboard.

### **Kitchen**

Continuing the flagstone floors from the reception room, the kitchen enjoys a window to the front aspect to the side aspect, plus there is a door to the side aspect leading to what used to be a barn. A new electricity line has been put in here with a fuse board, plus there is a Rayburn oven and some wooden cabinets integrating a butler sink.

### **First Floor Landing**

The landing benefits from wooden floorboards and provides access to:

### **Bedroom One**

Continuing the floorboards from the landing, this double bedroom enjoys a window to the front aspect and a large over-stairs cupboard – ideal for storage.

### **Bedroom Two**

Also enjoying a window to the front aspect with wooden floorboards, this double bedroom enjoys lovely views over the surrounding countryside.

**Family Bathroom**

Generously proportioned, the space is equipped with a WC, a hand basin and a bath. There is a large cupboard containing the water tanks, plus there is a window to the front aspect.

**Stables and Barns**

Previously attached to the farmhouse, the barns offer a fantastic opportunity to reinstate them to create storage or parking facilities, plus there is an opportunity to rebuild as an extension or additional accommodation to the farmhouse (subject to obtaining the correct planning consents). The old stable and hayloft provide storage or potential to be reinstated as a stable.

**Land and Grounds**

With many of the trees and vegetation self-seeding over the last decade, the grounds offer a wildlife hub for all kinds of birds and mammals, including the island's famous red squirrels. There is potential for various opportunities, including a small holding, business, or income potential through camping or glamping, or integrating into extensive gardens and growing areas, depending on the new owner's specifications. From the top of the land, there is potential for amazing views towards Culver Down, with glimpses of the sea to the east, and to the west, there is potential for far-reaching views across the downs and the surrounding area.

**Parking**

The property presents ample opportunity to create formal parking areas but currently offers ample parking for multiple vehicles.

Puck Farmhouse presents a unique opportunity to acquire a project property set within 9.3 acres of land, which can be designed to the new owners' specifications. A viewing is highly recommended with the sole agents, Susan Payne Property.

**Additional Details**

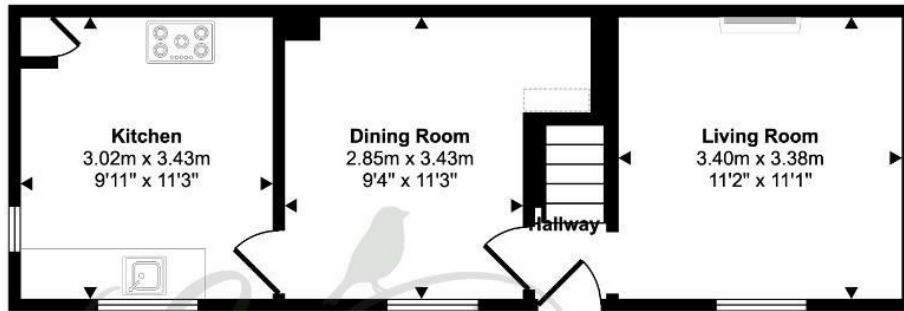
Tenure: Freehold

Council Tax Band: C (approx. £2,120.76 pa – Isle of Wight Council 2025/2026)

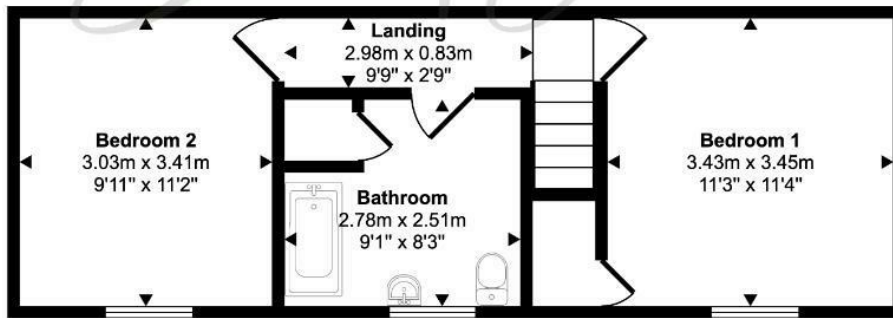
Services: Mains electricity and private drainage




Approx Gross Internal Area  
72 sq m / 771 sq ft



Ground Floor  
Approx 36 sq m / 384 sq ft





First Floor  
Approx 36 sq m / 386 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents.

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