



Northfork
8 Castlemans Lane | Hayling Island | Hampshire | PO11 0PZ

FINE & COUNTRY

This unique home stands in a semi-rural part of north Hayling Island. The surrounding countryside is sparsely developed with sways of arable land and wildlife havens spreading towards both the eastern and western coastlines. Tucked behind high hedging, Northfork benefits from a good degree of privacy, although Castlemans Lane itself sees little in the way of typically annoying traffic. The large plot consists primarily of pleasant country-style gardens, a small orchard and a one acre paddock to the rear.

The main house has 2618 sq ft of living space arranged over two floors with a mix of well-designed open-plan areas and individual rooms on the ground floor, which fit very well with modern day family lifestyles.

This spacious family home has a definite equestrian element to it, and for those who enjoy horses, the stable-yard and private paddock will no-doubt be an attraction. The benefit of being able to have your own horse on your own land, ready to access the bridleways and the horse-friendly beaches of the island, is idyllic. For others who do not hold the same interest, the stable building and land offer many options of functionality. The ideas are endless!

There is also a two-roomed timber-built studio building suitable for home-working, hobby rooms, teenage hangouts or a peaceful retreat away from the noise of family life, when needed!

Hayling Island is considered by many to be the South Coast playground, being the home of windsurfing with its well-established Kite Surfing Centre, Sailing Club, two marina, miles of beaches and a links golf course and Lawn Tennis Club. There is no shortage of family activities on offer.

Havant Railway Station, where the mainline rail link takes you to London Waterloo in about 1hr 20 mins, is within easy reach. For specialist shopping Portsmouth Gunwharf Quays and Chichester can be accessed via the A27. For international travel there are ferry ports at Portsmouth and Southampton as well as Southampton International Airport.

STEP INSIDE

Upon entering one is greeted by a spacious reception hall, with exposed brickwork, wooden flooring and staircase to the first floor. To the right a door leads into the well-designed open-plan reception areas, consisting of three separate areas leading into the conservatory-style dining room. The sitting room has views over the front garden and a fireplace with wood-burning stove, below a timber beam, open through to the adjoining reception area. In the colder months, being centrally located, it offers a comfortable spread of heating throughout this large family area. There is wooden flooring throughout the reception rooms except for the dining area which has light-coloured terracotta tiling.

A glass-panelled door leads into the kitchen which is comprehensively fitted with a full range of white-painted wooden units with polished wooden worktops, complimented by a large central island with contrasting granite worktop. There is a butler sink and quality appliances throughout including a Rangemaster with multi gas-fired rings, twin electric ovens and extractor hood over. There is ample space for a large free-standing fridge/freezer and breakfast table. There are doors to both the patio and side entrance.

The utility room is accessed from the kitchen and houses the modern Vaillant gas-fired boiler, water pressure system, and plumbing for washing machine and tumble dryer. There is also ample space for an extra fridge/freezer and further storage. Terracotta tiled flooring runs throughout the kitchen and utility room.

Also on the ground floor is a spacious fully-fitted bathroom with white suite and free-standing roll-top bath. There is also a useful boot room with wooden flooring, wall and floor units, sink unit and side external access. Ideal for muddy riding boots, wellies and dogs!

The garden terrace can be accessed directly from both the conservatory and the kitchen.







On the first floor, there are five bedrooms set around an L-shaped hall with archway, and with each enjoying different views over the gardens or adjoining countryside. The main one is located to the rear of the house and is very light with double glass doors opening onto a wide decked balcony, featuring open-work wrought-iron railings, providing an ideal space from where to enjoy pleasant views over the gardens. The main bedroom also has a fully fitted ensuite shower room. There are three further double bedrooms and a fifth smaller bedroom, all of which share two separate shower rooms.

The family bathroom and the three shower rooms are all fitted with white suites and ranges of quality surrounding units and fittings, and all have heated towel rails.











STEP OUTSIDE

The pretty front cottage-style garden is fully enclosed by mature hedging and planting and is approached via a timber pedestrian gateway with pitched clay-tiled roof over, onto stepping stones leading to the front entrance porch.

At the rear of the property the gardens have been well-designed with a number of separate areas for family members to enjoy. Immediately adjoining the house is a large paved terrace with space for entertaining large gatherings. Beyond, and through a wooden gate, is a pretty garden with a good variety of shrubs and mature trees and a corner paved patio. This is a private enclosed garden from where to enjoy some solitude if desired, whether to partake of some gardening or simply to relax in a lounge.

Further beyond this enclosed garden is an orchard area where a mature Willow conceals a wooden raised platform, ideal for keeping an eye on the horses or for enjoying the far-reaching views out towards Chichester Harbour whilst enjoying an evening drink or entertaining. A gravelled driveway runs the length of the garden and leads to a five-bar gate giving access into the paddock. On the opposite side of this driveway is a wildlife pond and small decked covered gazebo.

The grounds in total, although un-measured, are approximately 2 acres and provide possible parking for many vehicles including trailers, horseboxes, boats, caravans etc.

STABLE YARD

A six bay stable block arranged in an L-shape with a hard-standing yard to the front. Five of the bays measure an average of 11'6" x 10'6" with the central one measuring 13'9" x 13'9"

SUMMER HOUSE

Located behind the house, next to the stable block, this is an ideal space for any number of uses. With the modern desire for working from home this could be a perfect office, or a teenage den. There are two rooms each measuring 12' x 9'9" with an outlook over the stable yard and the garden beyond. Both rooms have electric lights and power and are linked by a central hallway and a useful storage room.

DETACHED GARAGE 18'10" x 12'5"

Situated towards the rear of the house, and accessed from the lane via a tarmac driveway through two sets of timber gates, with a up-and-over door, electric light and power points.

TO FIND THE PROPERTY

From A27 exit for Hayling Island/Havant: Follow the A3023 towards Hayling Island and continue over the bridge. Remain on the A3023 passing West Lane on the left. Castlemans Lane is on the left hand side of the next right hand bend.

Council Tax Band G – Havant Borough Council

Tenure: Freehold



LOCATION

Hayling Island, offers a good choice of everyday living requirements in addition to junior and senior schools. An abundance of seaside activities for families are available on the 'Blue Flag' beaches and the Billy Trail provides a cycle and walk way around the island.

Havant, (c. 6 mls) has a larger offering of retail and recreational facilities, in addition to a mainline railway station connecting with London Waterloo in just over one hour.

Emsworth, (c. 6 mls) a pretty harbour village, historically renowned for its Oyster fisheries, has a variety of cafes and restaurants and boutique shops. There are footpaths providing lovely walks along the waterside.

Portsmouth, (c. 10 mls) renowned for its maritime history and Gunwharf Quays Shopping Centre, the Spinnaker Tower and Portsmouth High and Grammar Schools are accessed a few miles westward along the A27.

Chichester, (c. 15 mls) with its magnificent Cathedral and Festival Theatre (one of the UK's flagship theatres) can be reached along the A27. The renowned annual events at the Goodwood Estate, covering horseracing, motor sports and flying have grown to have a global following.

The South Downs, can be accessed within a short drive and offers vast open spaces of rolling countryside for walking, cycling and family picnics.

VIEWING

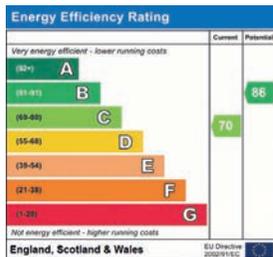
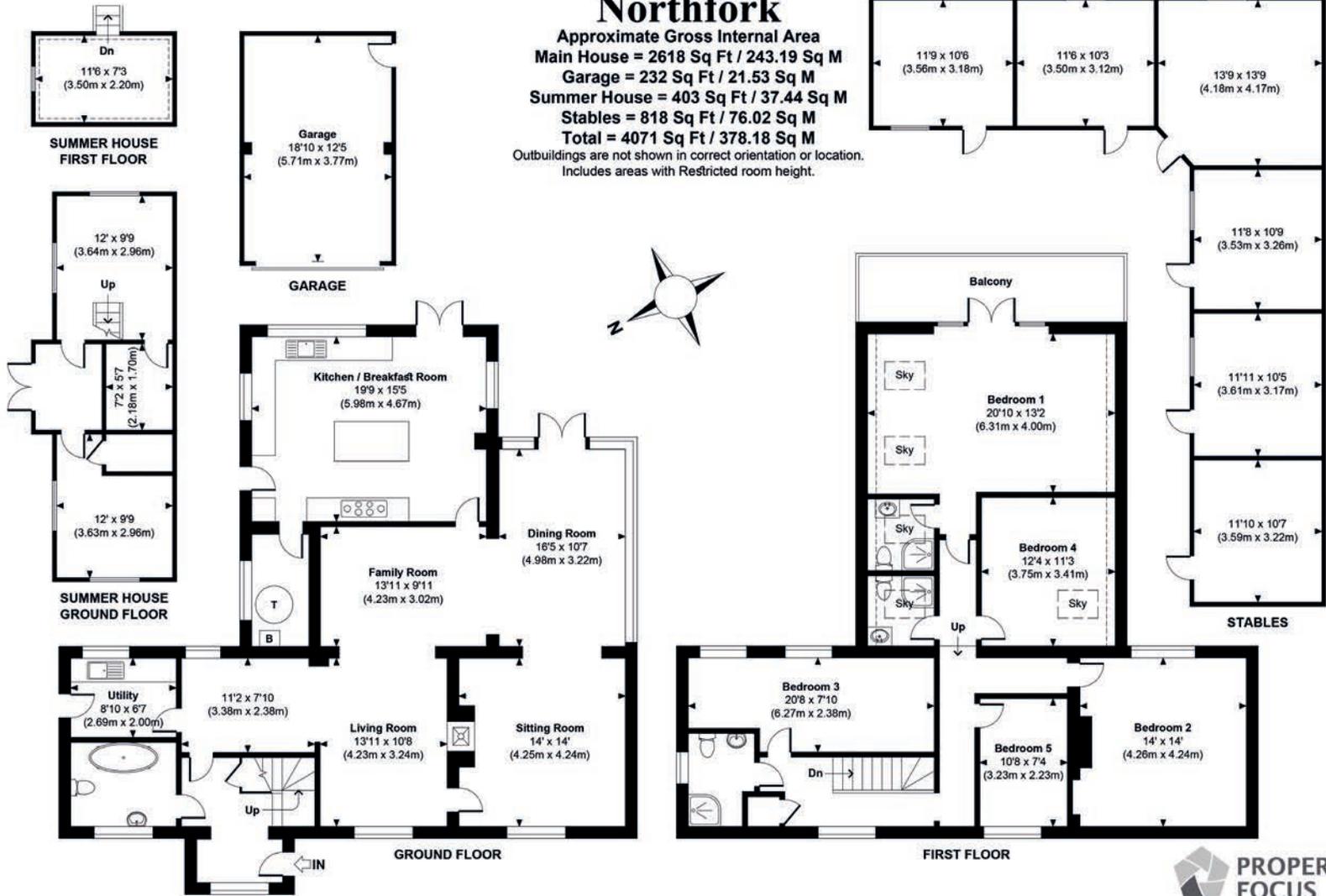
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Northfork

Approximate Gross Internal Area
Main House = 2618 Sq Ft / 243.19 Sq M
Garage = 232 Sq Ft / 21.53 Sq M
Summer House = 403 Sq Ft / 37.44 Sq M
Stables = 818 Sq Ft / 76.02 Sq M
Total = 4071 Sq Ft / 378.18 Sq M

Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height.



Indicates restricted room height less than 1.5m.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



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