

## Wootton Bridge, Ryde, Isle of Wight



- 4 Family Sized Bedrooms
- 3.48 Acres of Land
- Bags of Potential and Possibility
- Highly Sought After and Convenient Location
- Chain Free



## About the property

Nestled in the heart of the picturesque Wootton Bridge, this charming four-bedroom detached home offers a rare and exciting opportunity for those seeking a lifestyle change, investment potential, or simply a spacious family retreat. Sitting within approximately three and a half acres of grounds, this unique property—locally known as The Bee Farm—has only had two owners since its original construction and has remained under the same ownership for over 30 years.

This well-loved home offers generous living accommodation across two floors. The ground floor features two reception rooms, a practical kitchen and utility room, and a homely layout brimming with potential. Upstairs, you'll find four bedrooms and a family bathroom, offering comfortable and functional living for a growing family or those seeking additional space.

Externally, the property truly shines. With extensive grounds, a range of outbuildings, and ample driveway parking plus a garage/workshop, the options here are endless. Previously home to a flower-growing business and a working bee farm, the site is perfectly suited to outdoor enterprises—whether you're dreaming of glamping pods, a camping site, artisan workshops, or rural retreats.

The setting is as convenient as it is beautiful. Just a short drive to both the East Cowes Red Funnel and Fishbourne Wightlink ferries, mainland connections are easily accessible. The village of Wootton Bridge offers a range of day-to-day amenities including a Tesco Express, takeaway shops, and medical services. For nature lovers, Woodside Bay and the surrounding Firestone Copse offer tranquil walks and outdoor adventures right on your doorstep.

With space, history, and potential in abundance, this is a one-of-a-kind opportunity to create your dream lifestyle in a truly special location.

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

## Accommodation

### GROUND FLOOR

Entrance Hall  
Sitting Room/Diner 24'1 x 11'10  
Lounge 16'6 x 12'2  
Kitchen 13'8 x 11'8  
WC

### FIRST FLOOR

Landing  
Bedroom 1 16'2 x 11'8  
Bedroom 2 14'10 x 10'  
Bedroom 3 10' x 7'2  
Bedroom 4 11' x 7'  
Bathroom  
WC x 2

### OUTSIDE

Multiple Outbuildings  
Grounds Extending to 3.48 Acres  
Driveway

## 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

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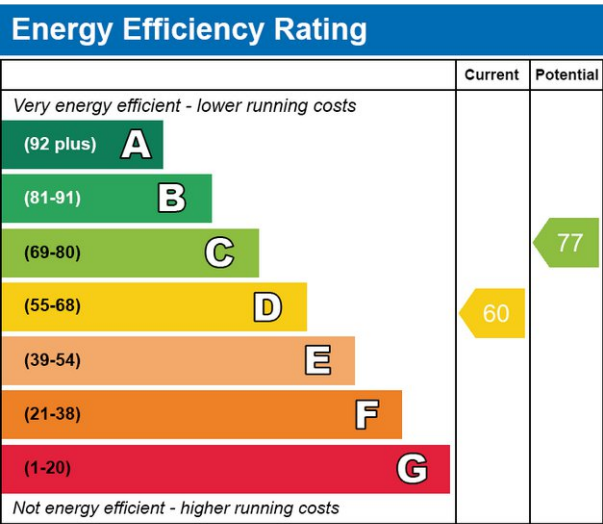
## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

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



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