



Gatcombe Road | | Gatcombe | PO30 3EH

Asking Price £1,250,000





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Tuckers Farm, Gatcombe. Isle of Wight Asking Price: £1,250,000

Guide Price: £1,250,000 | 5 Bedrooms | 5 Receptions | 4 Bathrooms | Approx. 15 Acres Total

A rare opportunity to acquire a 17th-century (non-listed) farmhouse set in an Area of Outstanding Natural Beauty, enjoying sweeping views across its own land and surrounding countryside. Tuckers Farm offers the best of historic charm, modern eco-conscious living, and rural tranquillity.

- DETACHED FARMHOUSE
- 15 ACRES OF LAND
- OUTBUILDINGS FOR POTENTIAL CONVERSION
- 5 BEDROOMS
- PICTURESQUE VIEWS
- POOL & IMMEDIATE GROUNDS

## Entrance Porch

## Boot Room

13'1" x 5'8" (3.99 x 1.73 (3.98 x 1.72))

## Open Plan kitchen/Family Room

24'7" x 17'3" (7.49 x 5.26)

## Pantry

6'5" x 6'2" (1.96 x 1.88)

## Snug

10'8" x 11'1" (3.25 x 3.38)

## Dining Room

12'10" x 9'10" (3.91 x 3.00)

## Drawing Room

17'7" x 14'3" (5.36 x 4.34 (5.35 x 4.35))

## Living Room

21'0" x 14'3" (6.40 x 4.34)

## Bedroom 1

22'0" x 15'1" (6.71 x 4.60)

## Bedroom 2

13'2" x 9'10" (4.01 x 3.00)

## Bedroom 3

19'5" x 12'6" (5.92 x 3.81)

## Bedroom 4

16'10" x 24'8" (5.13 x 7.52)

## Guest Suite

14'0" x 13'4" (4.27 x 4.06)

## Lounge/Study

12'10" x 24'5" (3.91 x 7.44 (3.90 x 7.43))

## Barn/Store

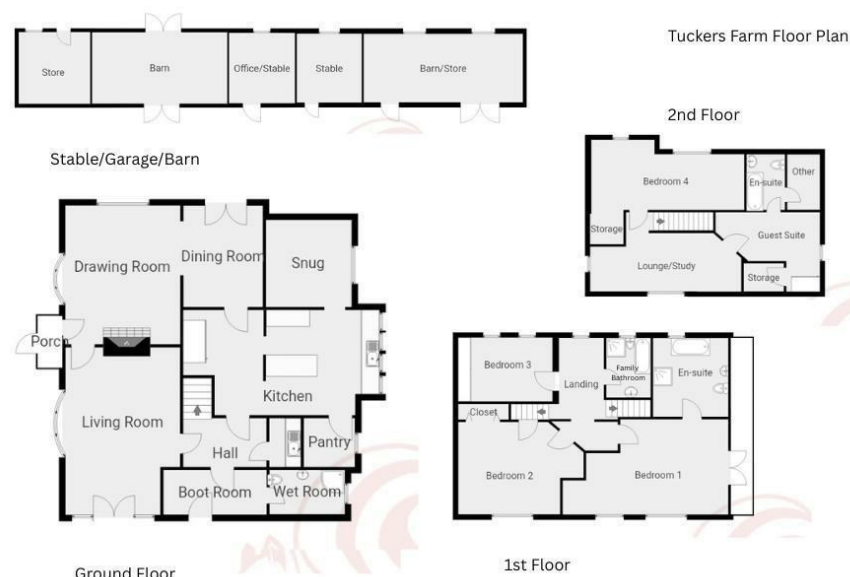
33'8" x 13'8" (10.26 x 4.17 (10.25 x 4.16))

## Office/Stable

15'2" x 13'9" (4.62 x 4.19)

## Stable

15'2" x 13'11" (4.62 x 4.24)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band **G**  
EPC Rating **E**

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