



MARTLETS
YARMOUTH, ISLE OF WIGHT



MARTLETS
CRANMORE AVENUE
YARMOUTH
ISLE OF WIGHT
PO41 0XR

A stunning three bedroom modern detached house, built approximately 10 years ago with a good quality garage and outbuildings, all set in a manageable sized plot.

Martlets enjoys a stunning aspect to the east and west of the property and there is a very attractive garden and plenty of private car parking. The house is immaculately presented throughout and it is situated in a wonderful location in an Area of Outstanding Natural Beauty and enjoys convenient access to the Coastal Footpath allowing access to around 70 miles of walking. The National Trust controlled Newtown Nature Reserve- famous for bird watching, wonderful scenery and great views, is located approximately two miles to the East of the property. Good boating facilities can be found in Yarmouth and Newtown.

The property has a large sitting room leading through to a conservatory and a good sized third bedroom/study which is actually currently being used as a music and cinema room. There is a good sized kitchen leading through to a useful utility area with a

recently installed oil boiler. The rear door leads through to the patio terrace and onto the lovely, well landscaped mature gardens. Martlets has a high quality garage together with a useful outbuilding to the rear and greenhouse and garden shed. The current owners have installed new fencing along the western boundary.

The first floor comprises two good sized double bedrooms and a family bathroom. Lovely views are enjoyed from the first floor.

One of the great benefits to this property is the location, which is only about a five minute drive into Yarmouth as it is situated on the tarmac strip of Cranmore Avenue, not far from the main road. The highly sought after Shalfleet village school is a short walk from the property and service amenities in Shalfleet such as two pubs and a village shop, church are also very close by. The county town of Newport is around a 10





minute drive from the property. Regular Ferry services are from Yarmouth to Lymington and also Cowes to Southampton.

TENURE Freehold.

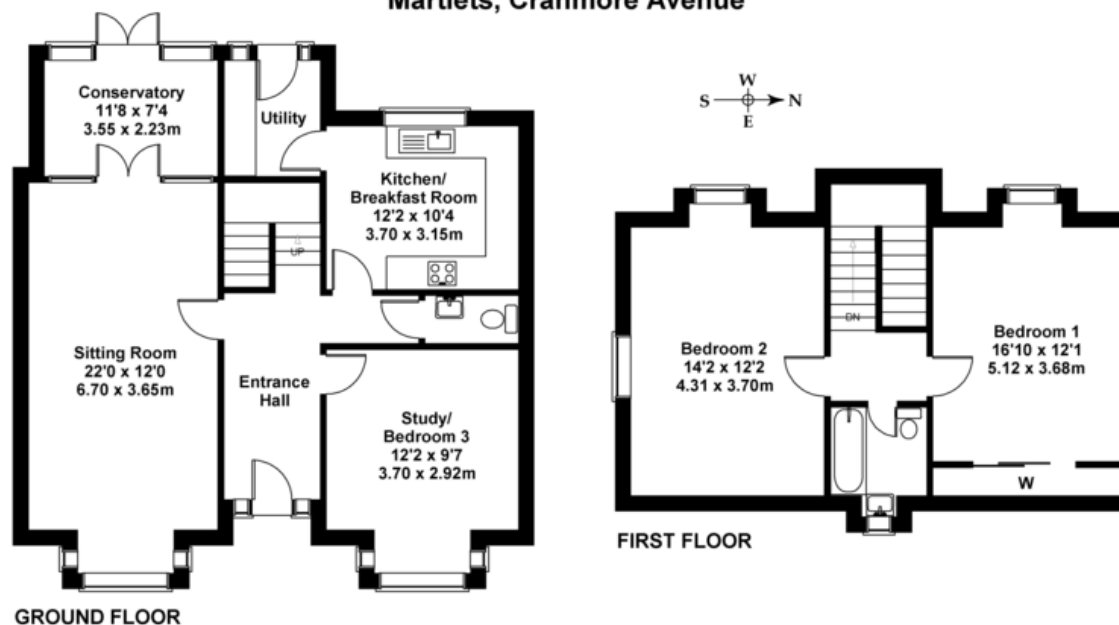
SERVICES Waste treatment plant. Mains water and electricity serve the property. Oil fired heating.



VIEWINGS All viewings will be strictly by prior appointment with the sole selling agent Spence Willard.



Martlets, Cranmore Avenue



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2017

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.



The Square,
Yarmouth,
Isle of Wight,
PO41 0NP
Tel: (01983) 761005

yarmouth@spencewillard.co.uk

www.spencewillard.co.uk

