



SILVER GLADES CARAVAN PARK

CRANMORE, ISLE OF WIGHT



SILVER GLADES CARAVAN PARK

SOLENT ROAD
CRANMORE
YARMOUTH
ISLE OF WIGHT
PO41 0XZ

A unique opportunity to acquire a stunning home situated in about 3.5 acres of beautiful countryside with an adjacent successful lifestyle business with the opportunity to increase revenue.

Silver Glades is a unique opportunity for those looking to escape the rat race, live in a peaceful setting and look after loyal returning guests. A well-established caravan park with 10 static units are located to the rear of the house within stunning, level, grassland with some woodland. There is an immaculate 3 bedroom house with its own private garden, driveway and courtyard, large kitchen diner, two large sitting rooms and a bedroom/study on the first floor with en-suite shower facilities. An attached garage/workshop and patio area to rear of the house. The house has an in-out driveway and an attractive formal entrance. The property comprises approximately 3.5 acres of level and gently sloping garden/woodland with a car park for 12 cars is accessed from Hamstead Road. The land is self-draining to drainage ditches and the boundaries are a mixture of hedging and fencing.

The business has been family run for over 50 years and offers excellent potential to expand or diversify (subject to planning). For the 2018 season the park is open from late May to mid September and therefore offers impressive scope to improve the business income, should this be the direction a new owner would like to take.

Beyond the formal gardens is an area of woodland with paths (mostly gravelled). Within this is a concrete table-tennis table and at the far end a reed-bed water treatment plant.

The semi-natural grounds, spacious layout and wildlife are a very attractive feature of the park. The native woodland has oak, ash, horse chestnut, silver birch and elm trees and there is a small mixed fruit orchard.

The bungalow dates from the 1920's with subsequent extension in the 1970's. Constructed of rendered brick elevations under a pitched tiled roof. There is frontage to Solent Road via a gravelled drive with parking for several vehicles. There is also an attached garage/workshop and patio area to rear.

The houses is fully double glazed and centrally heated and briefly comprises:-

ENTRANCE TO HALLWAY 5' wide leading to 3 bedrooms, bathroom, staircase and entrance to dining area.

BEDROOM 1 15' 11" x 11' 00" (4.85m x 3.35m) (currently third reception) with large window overlooking front garden, oak floor.

BEDROOM 2 11' 00" x 10' 9" (3.35m x 3.28m) With window overlooking garden, 3 double wardrobes with cupboards over and range of drawers.

BEDROOM 3 10' 11" x 10' 9" (3.33m x 3.28m) Similar to bedroom 2 but with window overlooking rear garden.

BATHROOM 8' 3" x 6' 9" (2.51m x 2.06m) With bath, overhead shower, tiled floor, half tiled walls, wash hand basin, WC, bidet, built-in cupboard.





DINING/SITTING ROOM 13' 0" x 11' 0" (3.96m x 3.35m) 13'x11' with door to reception (1) and second door to kitchen/breakfast room. Window overlooking rear garden, wood burner/multi-fuel stove.

Stairway To:-

OFFICE/HOBBY ROOM 13' x 9' (3.96m x 2.74m) L-shaped, large dormer window overlooking front garden, Velux window, access to storage and eaves, built-in storage cupboards. Door to shower room 6'x5' with corner shower cubicle, wash hand basin, WC, Velux window.

RECEPTION 14' x 16' 6" (4.27m x 5.03m) 14'x16'6" with window overlooking front garden.

KITCHEN/BREAKFAST ROOM 16' 6" x 11' 10" (5.03m x 3.61m) 16'6"x11'10" dual aspect, windows to garden & patio. Range of wall & base units, oak work surfaces, ceramic 1½ bowl sink unit, tiled walls, space & plumbing for washing machine, tumble dryer, dishwasher & range.

SERVICES Electricity - mains. Water - mains. Drainage - to a reed bed system. Gas - LPG

THE BUSINESS - HIRE FLEET The 10 park owned hire fleet caravans are fully equipped for letting and comprise the following :

PARK BUILDINGS AND FACILITIES

RECEPTION 13' x 10' (3.96m x 3.05m) A timber building adjacent to the garage and bungalow, with tourist information.

LAUNDRY ROOM 7' x 5' 6" (2.13m x 1.68m) With washing, drying and ironing facilities and outdoor clothes lines for drying/airing.

LARGE LEAN-TO 15' 6" x 10' (4.72m x 3.05m) Adjoining garage with wood storage at the front.

FORMER TOILET BLOCK (only used for storage) adjoining the laundry room.

CHILDREN'S SUMMER HOUSE 10' x 8' (3.05m x 2.44m) With play/activity equipment for younger children to use under supervision, including wet/dry weather games.

4 WOODEN SHEDS Three (all 6'x8') situated either side of the bungalow and the fourth and largest (12'x14') with double doors located in the woodland area.

PLAY AREA Playground with swings, climbing frame and slide for children up to 12 years, together with areas for garden badminton, football, table tennis, swing ball, cricket and rounders.

TENURE Freehold.

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



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 ONP
Tel: (01983) 761005

yarmouth@spencewillard.co.uk

www.spencewillard.co.uk

