

MOOR HOUSE

Orchards Way, Shorwell, Isle of Wight



COUNTRYHOMES

— Hose Rhodes Dickson —



MOOR HOUSE

Orchards Way, Shorwell, Isle of Wight, PO30 3LF

Newport 6 miles, Cowes 11 miles, Yarmouth 11.1 miles, Ryde 12.5 miles, (All distances approximate)

Enjoying a tucked away position in the centre of this sought after village, Moor House is an attractive and substantial home offering plentiful accommodation in large mature grounds within AONB. Approached via a sweeping gravel drive, this sizeable home offers up to seven bedrooms and three reception rooms, in addition to a large family kitchen which opens out on to the large rear gardens. Within the grounds is an attractive stable block and garage with utility area and storage rooms above. The grounds of approximately 1.5 acres include just under an acre of woodland and have a park like feel, with mature trees, planted borders, vegetable garden and stream and woodland of just under an acre. Shorwell is a pretty village with a well-appointed pub, village shop and post office, church, village house and bus links to the county town of Newport. The heritage coastline with its rugged beaches and coastal walks is approx. 5-10 minute's drive away.

PORCH Flagstone floor. Ideal space for hanging coats. Double doors opening to:

ENTRANCE HALL A welcoming and spacious area with stripped wood flooring and window on half landing.
CLOAKROOM WC and basin.

SITTING ROOM Double doors opening into sitting room. Triple aspect with glazed sliding doors out to the paved terrace and the beautiful gardens beyond. Large fire surround with wood burning stove inset.

DINING ROOM Double wooden doors from the hallway. Windows to front. Ornate fireplace into surround.

STUDY Window. Fitted with shelving. Door to downstairs shower room (currently blocked off).

Steps down from hallway to:

KITCHEN/BREAKFAST ROOM A lovely light dual aspect room with glazed sliding doors onto the rear terrace. Fitted with a range of white wall and floor mounted units with granite work surfaces over. Inset stainless steel sink with tap. Integral dishwasher. Fridge/freezer. Freestanding Rangemaster oven. Cupboard under stairs. Door through to:

UTILITY ROOM Window to side and half glazed door out to garden. Floor standing oil-fired boiler. Heating thermostat. Sink.

Space and plumbing for washing machine and dryer. Large cupboard. Door to:

SHOWER ROOM Shower, WC and basin. Obscured glazed window to side. Step and door through to study (currently blocked off).

FIRST FLOOR

Wooden stairs lead to:

HALF LANDING Loft access. Large airing cupboard with immersion tank. Doors to:

BEDROOM 5 Window with views across the garden. Under eaves storage. Hanging area.

BATHROOM Bath with shower over, WC, and basin. Heated towel rail. Obscured glazed window.

Stairs from half landing up to first floor

MASTER SUITE Dual aspect windows overlooking the stables and gardens. Fitted double wardrobes. Walk-through **DRESSING AREA** with built-in hanging space. Window. Door to **EN-SUITE BATHROOM** Spa bath with shower over. WC, bidet and basin into vanity unit with mirror, lights and shaver point over. Heated towel rails. Tiled floor. Window.

BEDROOM 3 A double room with window to front.

Archway through to further hall area with stairs rising to second floor and doors to:

BEDROOM 2 Window to front. Built in hanging space.

BEDROOM 4 Window to rear. Built in hanging space.

SECOND FLOOR

Velux window on stairway. Landing space with loft access and doors to:

BEDROOM 6 A large double room with velux windows. Cupboard.

SHOWER ROOM Corner shower, WC and basin with mirror light over. Tiled floor.

BEDROOM 7 Another double or twin bedroom with velux windows.

OUTSIDE

THE STABLES

A very attractive brick built building currently arranged as a large **GARAGE** with utility area, WC and storage rooms above. Attached **TWO STABLES**. This building would provide an excellent and attractive annexe, subject to obtaining the relevant permissions.

LARGE TIMBER CAR PORT/LOG SHED.

The grounds are large and offer an almost park like feel. Around the house is a terrace which leads from the kitchen and sitting room onto the lawns, and there are numerous mature trees and planted borders. Beyond the timber store is a vegetable garden with numerous raised beds. A stream meanders through the garden and feeds a pond which lies beyond the bridge towards the woodland. To the front of the property there is an attractive graveled drive with turning circle giving access to the property and stables.

COUNCIL TAX Band G

HEATING An oil fired boiler located in the utility room provides hot water and central heating via a radiator system.

EPC RATING E

TENURE Freehold

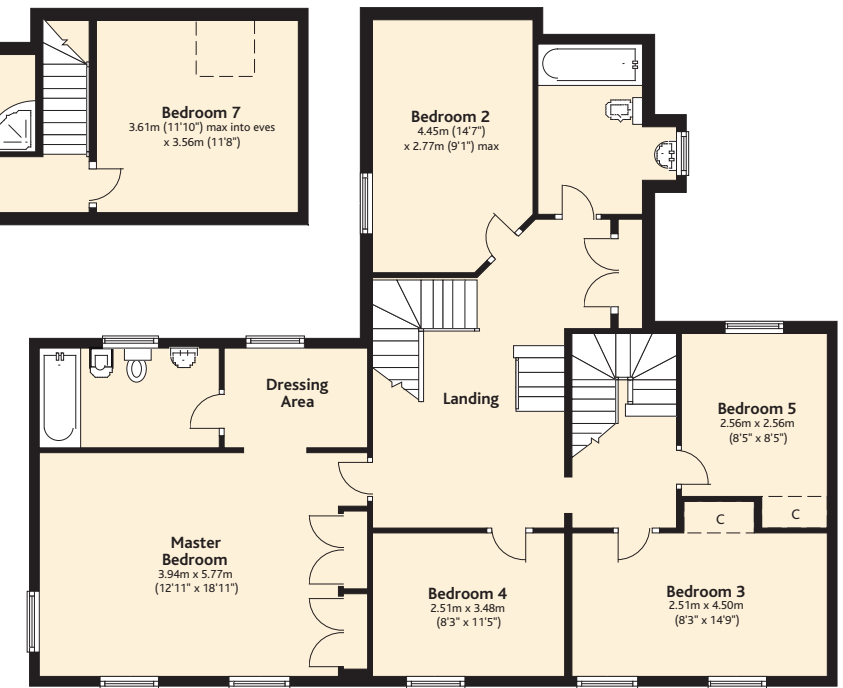
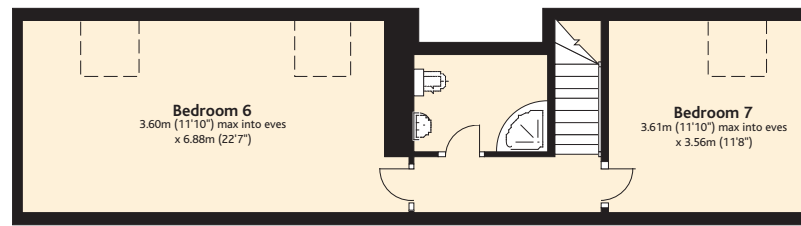
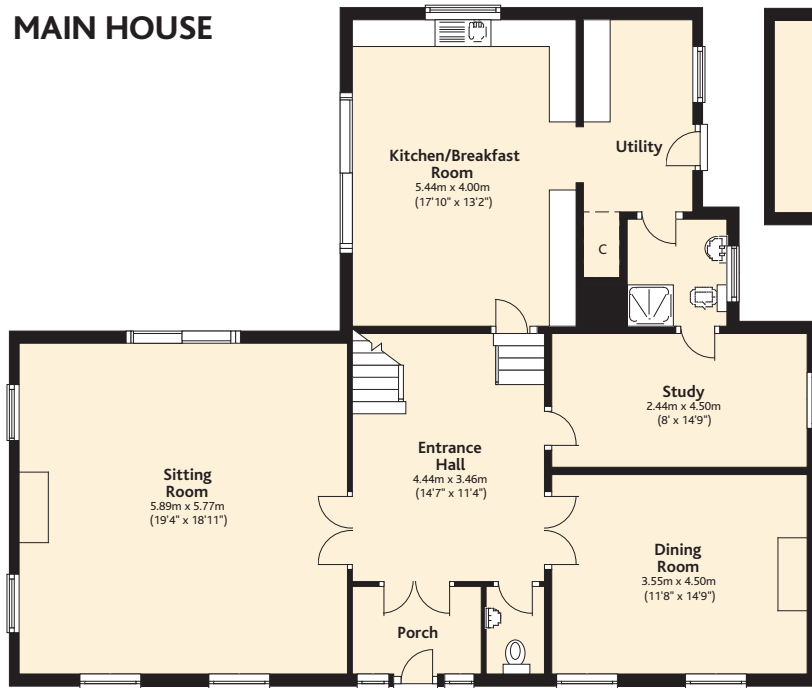
SERVICES Water, electric and drains.

AGENTS NOTES

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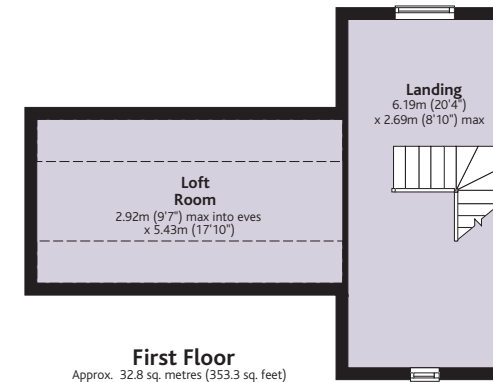
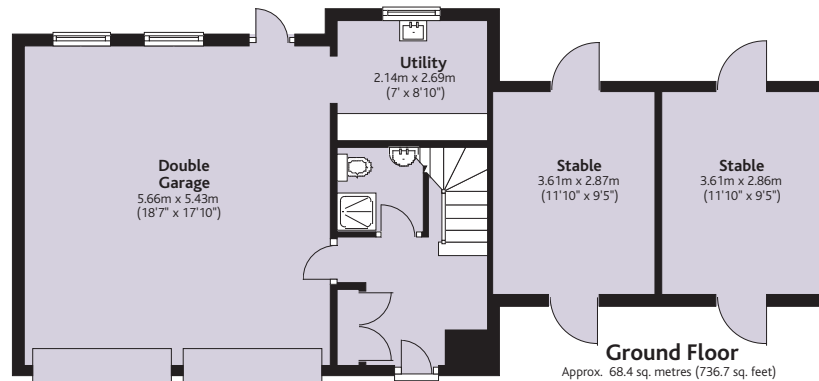
Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of these statements contained in these particulars as to the property are to be relied on as statements of fact. These particulars do not form part of any contract. Especially if travelling long distances, if there is any point of particular importance, please contact Hose Rhodes Dickson who will be pleased to clarify the information. Floor plans are schematic and are for guidance only. Measurements are approximate. Please note that our photographs depict the property in a furnished condition. On completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale. Details and photographs prepared March 2017

MAIN HOUSE



Total area: approx. 276.1 sq. metres (2972.3 sq. feet)

OUTBUILDINGS



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by Hose Rhodes Dickson

The Estate Office, 138 High Street, Newport, Isle of Wight, PO30 1TY.
Tel: 01983 538090 or 521144 Fax: 01983 521155
countryhomes@hrdiw.co.uk www.hrdcountryhomes.co.uk



