

# SPENCE WILLARD



Greenwood House Seaview Road, Cranmore, Isle of Wight, PO41 0XU



# *A substantial modern coastal house offering commanding Solent views from its elevated plot approaching 6 acres of glorious, landscaped grounds – all within 10 mins of Yarmouth.*

VIEWING

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Greenwood House is located in one of the beautiful parts of the Isle of Wight, amongst this rugged section of forest-lined coastline that is designated as an Area of Outstanding Natural Beauty. There is easy access to the Coastal Footpath and is a short drive to the historic harbour town of Yarmouth with its regular vehicular ferry link and boating facilities with two sailing clubs. The Islands only National Nature Reserve at Newtown Creek (National Trust) is two miles east of the property and a few minutes' drive and offers impressive coastal marshland with world class bird watching. The principal town of Newport is around a 15-minute drive to the east. Shalfleet Village shop is the nearest convenience store - the village also has a well-regarded village school, two pubs and a church.

This significant detached house has been the subject of an extensive redevelopment program that's been carried out to a high standard by the current owners which now offers multiple large living spaces with masses of natural light. The property delivers breath-taking coastal and country views across The Solent to the New Forest National Park, just three miles to the North. All the principal rooms enjoy fabulous views from newly fitted, high-end windows and doors.

Set across 4 levels, the property has been professionally modernised to an exceptionally high standard. The relatively secluded position delivers inspirational sea-views and circa 7,000 sq. ft of accommodation, garaging and storage. Greenwood House sits perfectly in a fairly central position within the plot which extends to approximately 5.7 acres (2.3ha). There are two sweeping driveways leading to the house and fine recently laid and perfectly manicured lawns. Numerous majestic oak trees give the property privacy and a parkland setting feel but also deliver superb wind shelter belts.

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Greenwood House was originally constructed in the early 1990's with a painstaking redevelopment having been completed between 2020 - 2022. The house now has features such as underfloor heating to all bathrooms and kitchen, spotlights throughout, mood lighting, bespoke double glazing with aluminium windows and doors (with an almost 10-year warranty outstanding). There are new UPVC soffits, gutters and fascia's, timber, glass and steel staircase, Hive System, new central heating system and oil tank with aluminium slimline radiators in each room and a CCTV system. A new front door was fitted in August 2023 and further works are ongoing including natural stone terrace being laid in Autumn 2023.



### Ground Floor

The main entrance welcomes you into a truly impressive HALL leading to the OPEN PLAN KITCHEN, with high specification features including a four-oven oil-fired Aga, Quooker tap, recently installed low height Howdens kitchen units, all finished with white stone worktops. The ground floor is exceptionally well laid out to create spacious areas and comfortable family accommodation enhanced by the open plan feel. On the seaward side of the ground floor, you will find the DINING ROOM and formal DRAWING ROOM. The large drawing room, with wood-burning stove features two French doors onto the alfresco terrace. The dining room is filled with plenty of natural light, perfect for entertaining with access to the 100 sqm. raised terrace area from French doors.

### Planning Permission

A large garden room leads from the kitchen, offering a relaxing space with delightful views across the garden and grounds. There is planning permission (ref 22/00115/HOU) for demolition of the existing garden room for additional accommodation/conservatory.

### First Floor

The first floor comprises of a substantial landing leading to THREE DOUBLE BEDROOMS, all including ROCA modern style en suite shower-rooms and one with a large dressing room. All three bedrooms are of sizable proportions with high ceiling heights overlooking the grounds or The Solent. On the first floor there is also a useful UTILITY ROOM and large landing with seating areas.

### Second Floor

The second floor is currently used as an OFFICE/BEDROOM AREA which includes an en suite shower room. There are three pairs of French doors leading out onto enclosed balconies. This floor enjoys truly spectacular, elevated views across The Solent via the three balconies.

### Lower Ground Floor

Has its own access and from the east side of the house at ground level there are several extremely useful rooms, all of which have been completely refurbished by the current owners. This extensive footprint amounts to nearly 2900 sq. ft, which has the potential to become a self-contained flat. The lower ground floor includes substantial GARAGING, a well-equipped PLANT ROOM with new boiler, water pump, electric and plumbing service points. There is a separate MACHINERY/GARDEN STORE.

### Garden and Grounds

There are two impressive drives into Greenwood House which is set within grounds of around 5.7 acres (2.3 ha) creating a striking parkland setting. There are entrance pillars and galvanised gates on each of the entrances. The plot is mostly lawned open space, but there is also a woodland area, a pond, and a network of paths around the grounds.

### General Remarks And Stipulations

TENURE Freehold. The access to Greenwood is along a privately owned drive (Seaview Road) owned by a third party. An annual contribution of £70 is paid for the upkeep and maintenance to the freeholder.

### Council Tax

Band G

### EPC Rating

C.

### Services

Greenwood House and the annexe are served by mains water and electricity. The AGA is heated via oil. Private drainage via a Septic tank.

### Postcode

PO41 0XU.

### Viewings

All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.







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