

SPENCE WILLARD



Mole Hill, Cranmore, Isle of Wight





Mole Hill

NINGWOOD HILL, CRANMORE,
YARMOUTH, ISLE OF WIGHT

An exceptional semi-rural 6-bedroom country house set within stunning grounds of about 27 acres, located in an accessible position around 2 miles from the historic harbourside town of Yarmouth – being offered in two lots

GROUND FLOOR: SPACIOUS ENTRANCE HALL | OFFICE | LIVING ROOM | KITCHEN/DINING ROOM
LARDER | CLOAKROOM | UTILITY ROOM | BATHROOM | ANNEX ROOM/BEDROOM 6
SNUG ROOM | IMPRESSIVE LARGE COVERED VERANDA

1ST FLOOR: LANDING | 5 DOUBLE BEDROOMS | FAMILY BATHROOM

OUTBUILDINGS: 2 LARGE WORKSHOPS/LOG STORE | BOAT SHED | GARAGE | TOOLSHED

AGRICULTURAL BARN

Lot 2 benefits from a substantial steel portal framed barn which measures about 50ft x 20ft and is open on the eastern elevation.

LAND

Generally comprising of grassland and mature and recently planted woodland extending to about 27 acres. There are two, large, recently opened clearings (November 2023), which have created the potential for further grazing for equine/live stock etc.

VIEWING:

YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK

SUMMARY

Mole Hill is a substantial family house perfectly positioned within mature and secluded woodland in a popular location just a short drive, equidistant of Yarmouth & Shalfleet. The property comprises of an attractive period house, which has been the subject of major alterations over the past 20 years and benefits from a large self-contained annex. There is a good range of sizable, high quality detached outbuildings – some of which are of brick construction and a large agricultural steel portal framed barn, with its own vehicular access away from the main house.

The location of Mole Hill offers excellent accessibility. There is close by access to miles of wonderful footpaths with the Coastal Footpath within close walking distance, which links to Yarmouth and Newtown Nature Reserve. There is a bus stop alongside the property's northern boundary.

Mole Hill is available in two lots, the land comprises of a mix of open space/lawns/permanent pasture, orchard, pond, and mature woodland, with more recently planted grant funded woodland. In all, there is just under 27 acres with a well delineated path network to access the land by foot, ATV tractor etc. The grounds to the property offer a high level of seclusion and privacy and there are no public rights of way through it.

The property sits just outside of the Area Of Outstanding Natural Beauty – Mole Hill offers significant further potential, subject to obtaining any necessary consents.

DESCRIPTION

GROUND FLOOR

Mole Hill is approached via its own private driveway with ample parking to the front of the property. The drive divides just off the road where there is a separate access into Lot 2.

The house has an abundance of character including an architectural design eyelid roof over stained glass features that leads into an entrance hall. To the left leads to the office with views across the front garden. To the right is the living room, a double aspect light and airy living room has a bay window overlooking the veranda and can be accessed from the hallway or the kitchen with a focal fireplace. The large south & east facing kitchen benefits from partial, exposed period brickwork, providing a perfect space for entertaining, with sliding doors leading onto the raised veranda; there are stable doors to the garden a larder and a Rayburn range cooker.

The snug has French doors opening onto a beautifully tiled patio area and orchard, making the most of indoor-outdoor living. Continuing along the hallway is the utility room with two storage cupboards and a sink. Off the utility room is a bathroom.





The back hall leads from the utility room through to an impressive annex extension on the southern side of the house, providing additional dining/drawing or party room. The property has a large wraparound veranda which provides additional space for entertaining guests. The well-designed veranda is located around the north and east elevation of the house which includes natural external skylights above the windows, timber decking and copper rain chains.

FIRST FLOOR

There is plenty of natural light from multiple large windows – all of which offer a wonderful rural aspect over private grounds. The first-floor landing is split over two levels and provides a large bay window seat looking over the front garden. Four of the double bedrooms are of large proportions and benefit from a basin. There is a further small double bedroom and a large modern family bathroom. Linen/airing cupboard. Access to a large attic space.

GARDENS AND GROUNDS

To the front of the house is a gravel driveway and turning area with a gravelled path leading to the covered entrance door of the property. To the west of the property there is an orchard and the waist high walls of a walled garden. There is grassed areas on all sides of the house forming an attractive and usable formal garden.

OUTBUILDINGS

The property has a range useful outbuildings including a large characterful building with mosaic brickwork which has mains water and electricity, it is split into three sections including an open storage area and two separate workshops. At the front of the house there is a boat shed and garage with concrete hardstanding and tool shed. Overall, from a planning perspective, there is a substantial footprint of buildings, most of which are in good condition and some could now be modernised.

AGRICULTURAL BUILDING

The property includes an agricultural barn which has its own vehicular access, off the main drive and has a mains water connection. The steel portal framed building with timber cladding extends to approximately 100m² and is open on one side.

LAND

The house sits within its own land with no immediate residential neighbours. It is split into several blocks, there are a number of internal access trails leading you through the land which include a number of ditches/stream, footbridges and a natural pond on the north-west side of the house. The land mix is broken down as 3 acres of woodland and willow, around 22 acres of native woodland and the remainder being about 2 acres of rough permanent grassland.

NB: Lots 2 will not be sold separately until Lot 1 has been sold.



RIGHTS OF WAY

There are no public or private rights of way across property.

ACCESS

Lot 1 - There is direct vehicular access off the public highway (Ningwood Hill A3054), onto a private driveway leading to the property.

Lot 2 - There is direct vehicular access off the public highway (Ningwood Hill), onto a private driveway, off the main drive.

SERVICES

Lot 1 - Mains Water, Electric and Gas. Drainage via a private drainage system (Klargester). The house also has solar water heaters. There is a mains electric and water connection to some of the outbuildings.

Lot 2 - The agricultural building benefits from a livestock water connection, fed via Lot 1 - if Lot 1 and 2 are sold separately there will be a new sub meter installed.

TENURE

Freehold

POSTCODE

PO41 0XW

PLANNING

Mole Hill is situated outside the Area of Outstanding Natural Beauty. A prior notification application, for the agricultural barn in Lot 2 was approved under reference P/00028/02.

BASIC PAYMENT SCHEME/ WOODLAND GRANTS / REGISTERED SMALLHOLDING

The sellers have not claimed basic payments. The sellers entered into a woodland management scheme which runs out Lot 2 in 2029 and Lot 1 in 2036; the purchaser would be obliged to inherit this grant scheme. The property is a registered smallholding.

COVENANT

There will be a restrictive covenant on Lot 2 restricting the use of the land and buildings solely to agriculture, private equestrian, horticulture, and forestry.

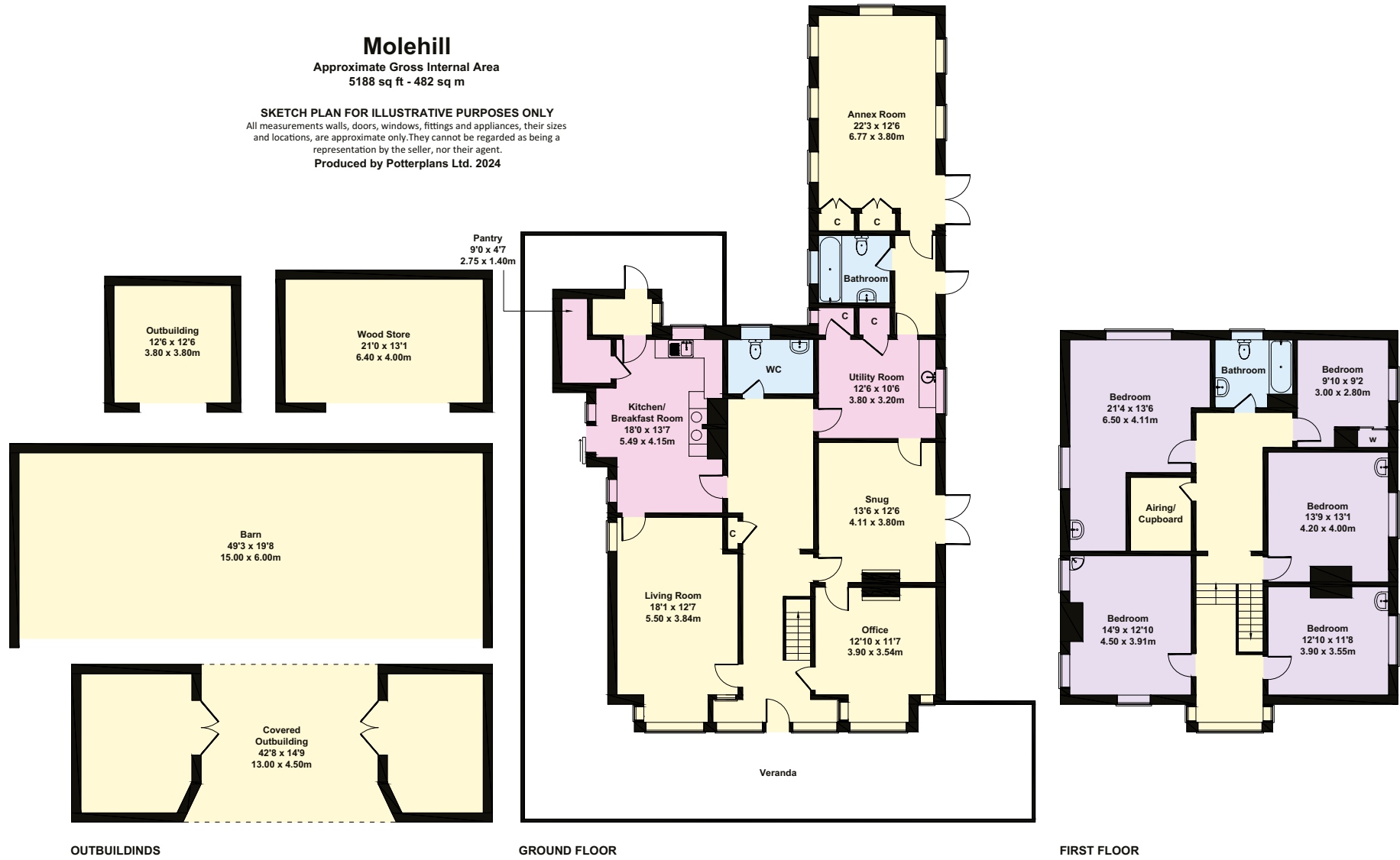
VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



Molehill

Approximate Gross Internal Area
5188 sq ft - 482 sq m

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.
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