

SPENCE WILLARD



Highwood, Cranmore, Isle of Wight

An exceptional opportunity to acquire a spacious timber framed house in a stunning position within the AONB with an adjoining annex – extending to approximately 9.2 acres.

VIEWING

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Available on the market for the first time since it was completed is this wonderful 5-bedroom chalet bungalow property, which offers a bright and sunny aspect with a bedroom on the first floor. It is the perfect house for someone looking for something a little bit different and away from a run of the mill modern house and there is ample space for car parking and a good range of outbuildings. Plots such as this are hard to come by and this particular property offers a rare opportunity.

The house would now benefit from some modernisation but is well laid out and benefits from a large annex 'wing' at the northern end, which would suit a variety of uses. There is a large garden which wraps around the house and is packed full of beautiful and mature shrubs / trees. The garden backs onto a large field, which offers an excellent level of privacy and rises to bordering woodland, where there are impressive views from this elevated position. The fields offer a new owner the perfect potential to 'live the good life' with the options of keeping livestock, horses or perhaps seeding a wildflower meadow.

The house has 5 bedrooms plus a study and a wonderful sitting room/kitchen. A large annex was constructed which has a sitting room which overlooks the garden. This makes for a perfect games room or just a secondary sitting room in the main house. There is a secondary kitchen, two family bathrooms and a good-sized utility room. The property is double glazed.

The property benefits from three vehicular access points. There is a useful drive-in drive out layout together with a further access at the northern end of the plot which enables access along the boundary direct onto the field to the rear.

OUTSIDE

The property sits perfectly within its plot. There is parking to the front of the property and outbuildings on the northern side, which is essentially garaging, workshop and storerooms. There is an old vegetable garden and a substantial hard base from where a building used to be positioned on the northern side of the house.

LAND

The rear field is laid to permanent pasture and has been grazed in the past. The land is sold with vacant possession. The garden plot is predominantly level, and the field gently rises up to a high point in the north-west corner. The land is largely self-draining and there are no rights of way across the land.

SERVICES

Mains water and electricity serve the property. Private drainage.

TENURE

Freehold

EPC RATING

F

COUNCIL TAX

E

POSTCODE

PO41 0XS

VIEWINGS

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

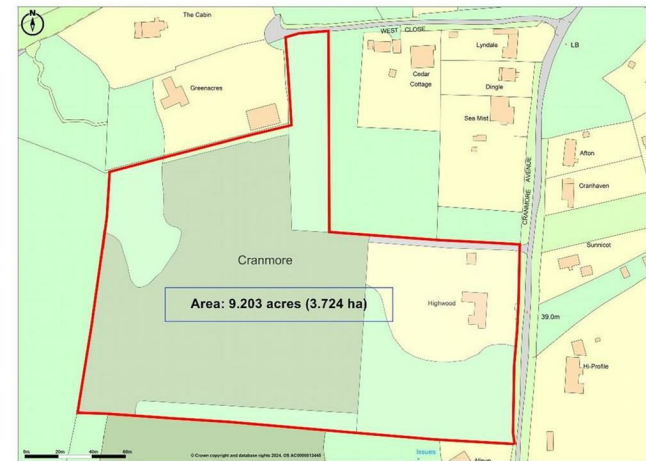




Total area: approx. 168.6 sq. metres (1814.7 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture shown may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited
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Highwood, Cranmore Avenue, Yarmouth, PO41 0XS



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