



West Hamstead Farm, East Close, Cranmore, Yarmouth, Isle of Wight, PO41 0XX



A truly impressive coastal country house within 26 acres of magnificent grounds, delivering commanding long range Solent views across to the New Forest National Park shoreline – in an enviable position between Newtown Creek and Yarmouth

VIEWING:

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West Hamstead Farm is available to the market for the first time in over two decades and is immaculately presented. It is located in a beautiful coastal area amongst mature woodland and majestic oak trees, it is designated as Isle of Wight National Landscape - IWNL (formally Area Of Outstanding Natural Beauty). Although rural, it is accessible, just 4 miles east of the historic harbour town of Yarmouth and 10-15 minutes drive from Cowes.

With a gated entrance leading to a long sweeping drive through a parkland setting, this impressive coastal country estate is situated in a truly awe inspiring and elevated position. Offering a new owner a unique lifestyle package with the benefits of significant land (with a registered farm holding) – currently laid to permanent pasture with a large private garden of well-manicured lawns, a heated outdoor swimming pool and quality outbuildings.

Due to the linear footprint of the house, almost all of the rooms benefit from a superb sea view to the north. Furthermore, to the south there are fine views across the garden and in the winter towards The Downs. The ground floor offers a high level of flexibility with numerous reception rooms, and a wonderful drawing room with a focal fireplace. The house has a high level of natural light with plenty of windows, in addition there are multiple doors to the secluded garden. A spacious kitchen/diner with a modern electric Everhot cooker is at the heart of the house, which again, delivers magnificent views from all windows.

There are 5 double bedrooms on the first floor (two of which have en-suite facilities), with a useful ground floor annex bedroom with its own sitting room area and wood burner. There are two staircases with wonderful lofty stairwells with windows above; a south facing dining room, snug, drawing room.

The ground floor accommodation comprises of:-

Main entrance hallways leading to

GROUND FLOOR OFFICE A large triple aspect room to the south, east and west with loft to attic above. This room offers multiple other uses.

UTILITY ROOM Double aspect with worktop with plumbing for washing machines, extractor fan, ceiling clothes airer.

INNER LOBBY ROOM Leading through into the formal drawing room, large window with excellent sea view. Currently being used as a further sitting room/area.

DRAWING ROOM A magnificent square room of impressive proportions delivering a southerly aspect and superb long range sea views to the north and a stunning focal point fireplace with multi fuel burner. French doors lead out onto the rear terrace with views across the garden and Solent beyond. Doors through to:-

KITCHEN/DINER Offering commanding views to the north and south facing overlooking formal gardens and nature pond beyond. There are modern timber units with granite worktops. Electric Everhot cooker with extractor above. AEG fitted oven and Siemens dishwasher. French doors to rear raised terrace and space for a large dining table. Doors to:-

SECONDARY UTILITY ROOM Good sized with the same style of units as the kitchen with granite worktops. Further door leading into main hallway for good access with shopping etc. Butler's sink, electric fitted hob with extractor and space for American style fridge / freezer.

DINING ROOM A pretty south facing formal room with an attractive outlook to the south.

SNUG A fabulous double aspect room with Solent views and single door to the rear garden. Attractive fireplace with Clearview multi-fuel burner. Built in bookcase.

DRINKS/STORAGE ROOM A very useful storage room is located on the ground floor.

CLOAKROOM

STUDY South facing.

SPRING SITTING ROOM/ANNEX With attractive fireplace and wood burner installed. Triple aspect to the east/south & north. Wonderful views and door leading to the rear garden, adjacent to the pool area. Storage cupboards. This part of the house offers excellent scope as an annex for guests/family.





PRINCIPAL BEDROOM SUITE An impressive, large double bedroom with views on three sides and superb sea views of the New Forest National Park forested Coastline between Lymington and Beulieu. There are built in wardrobes, and a shower room **EN-SUITE** with twin basins, WC.

BEDROOM 2 With superb sea views. Built in wardrobes. **ENSUITE BATHROOM** with basin and WC.

BEDROOM 3 South facing double with plenty of built in wardrobes.

BEDROOM 4 DOUBLE BEDROOM With sea views and an east facing aspect. Built in wardrobes.

BEDROOM 5 Double bedroom with a south and east facing aspect. Built in wardrobes.

At the top of the staircase at the east side of the house is a lovely landing with a raised daybed. There is a **FAMILY BATHROOM** with basin. In addition, there is a **SEPARATE WC** with wash hand basin.

OUTSIDE

The property is teeming with wildlife. There are fields either side of the sweeping driveway with a wonderful backdrop of mature oak trees and mixed hedgerows. The drive passes through the fields into the entrance of the house and garden. There is a coastal footpath running across the fields - outside of the garden boundary. This footpath offers a wonderful walk to nearby Newtown Creek (Newtown Nature Reserve, the Islands only National Nature Reserve). There is ample graveled parking alongside the house and there are well cared for lawns with a nature pond to the south.

LAND West Hamstead farm is a registered farm holding; number:- SBI number is 107694610.

SWIMMING POOL A stunning heated outdoor swimming pool is positioned to the north-east of house. The ability to swim and look out to sea is special. There is a large surrounding hard pool surround.

OUTBUILDINGS An oak framed triple garage is positioned on the west side of the house. Two of the bays are open fronted and one is enclosed behind timber double doors. It has light, electric and water. Adjacent to this is an implement barn, which has timber hanger style doors and a concrete floor. Plenty of internal ceiling height and it is perfect for storing tractors and agricultural-implements for land management. There is a greenhouse and timber shed.

TENURE Freehold.

SERVICES Private drainage. Oil fired heating and water. Mains water and electricity serve the property.

DIRECTIONS From the Spence Willard Yarmouth Office, head eastwards on the Newport Road for around two miles. Turn left into Cranmore Avenue. Pass along this for around a mile. Turn right into East Close and drive to the end where you will see the gates to West Hamstead Farm.

POST CODE PO41 0XX

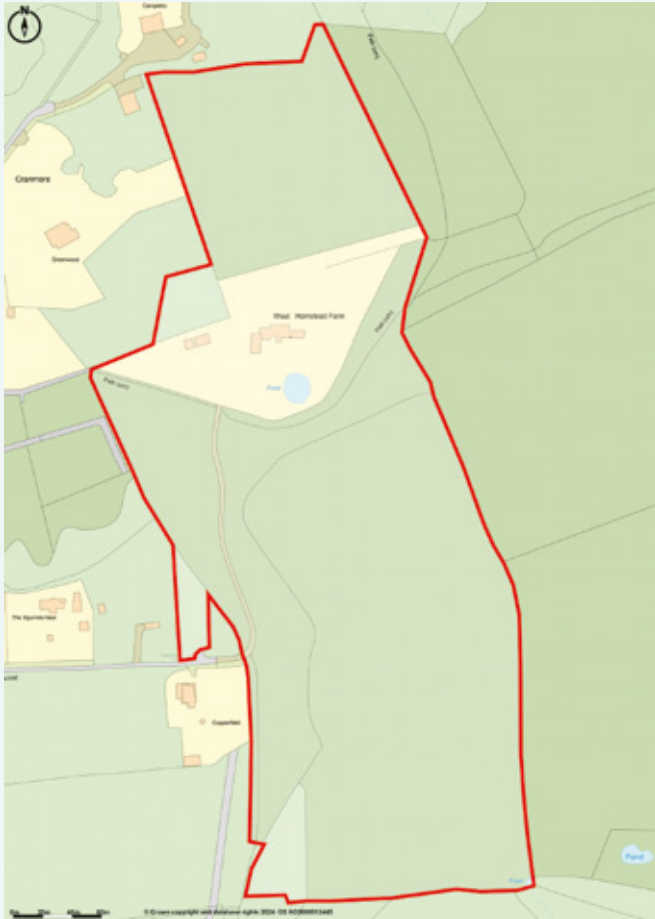
COUNCIL TAX Band G

EPC Rating E

VIEWINGS All viewings will be strictly by prior arrangement with the joint selling agents:

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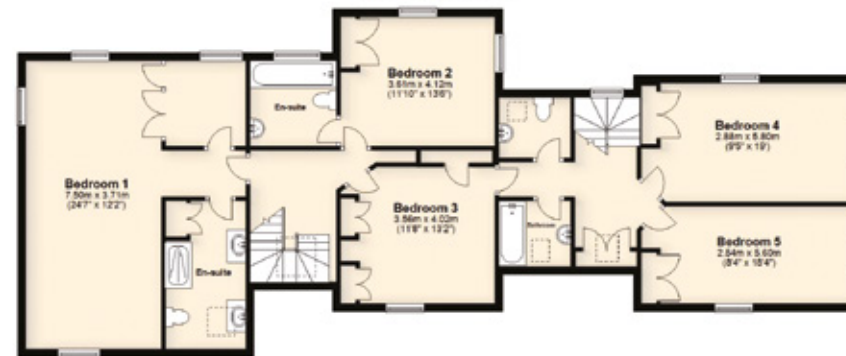
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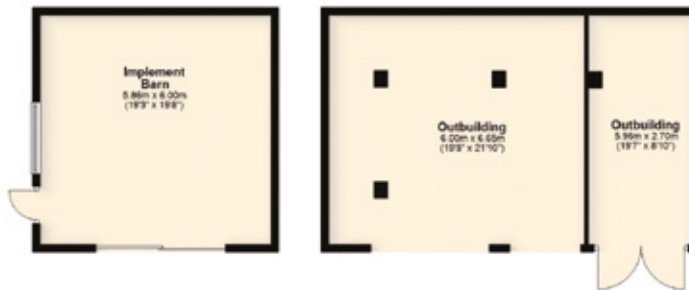
Ground Floor
Approx. 294.0 sq. metres (2702.0 sq. feet)



First Floor
Approx. 126.4 sq. metres (1361.0 sq. feet)



Outbuildings
Approx. 91.7 sq. metres (975 sq. feet)



Total area: approx. 486.0 sq. metres (5231.0 sq. feet)

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