SPENCE WILLARD



Riccarton, Thorley, Isle of Wight

An immaculately presented four bedroom detached house in over an acre that is exceptionally well located and at the end of a quiet lane, just a few minute's' drive from the historic harbourside town of Yarmouth.

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



Tucked away at the end of Blacksmiths Lane, Riccarton offers a new owner a particularly versatile and deceptively large house positioned in a peaceful location close to Yarmouth with fabulous walking on your doorstep. It is surrounded by exceptional private grounds with a large formal front lawn with a path leading into a paddock. The property has plenty of natural light and has been very well-kept, offering good sized rooms with flexible living accommodation and a stunning kitchen/diner that measures some 8.3 x 6.1m.

There are four double bedrooms; two of which have en-suite facilities and the principal bedroom has a Juliette balcony with magnificent views over the garden/paddock. The flexible layout has a ground floor guest suite, comprising it's own sitting room which could be used as a fifth bedroom or study, and a shower room. The first-floor bedrooms have been carefully designed and all have wardrobes/chest of drawers built in.

Riccarton has been modernised to a high standard and has a quality central heating system and a wonderful double aspect sitting room with the benefit of a wood burner. There are 16 Photovoltaic Solar panels installed on the roof – the panels are fully owned and form part of the sale of the house. There are solid oak floors and high-quality shower/bath fittings with a recently fitted set of contemporary banisters. The sizable living room and kitchen/diner both have wood burners and impressive large sliding doors leading out onto a fabulous patio terrace – perfect for outside dining and entertaining.

The well-manicured garden is of large proportions and leads down to a tree lined paddock with seasonal footpaths. On two sides of the paddock are babbling brooks. This area is perfect for small holding activity such as keeping livestock – chickens etc. There is a kitchen garden with raised beds and a mature asparagus bed.

There are quality outbuildings with a well-equipped double glazed detached office building with power/light and a lovely aspect over the garden – perfect for homeworking etc. There is also a double garage with two newly fitted up and over doors and ample car parking.

Services

All mains services are connected to the property including solar panels & LPG gas. New gas boiler fitted in 2022.

Council Tax Band G.

EPC Rating

Tenure Freehold.

Directions

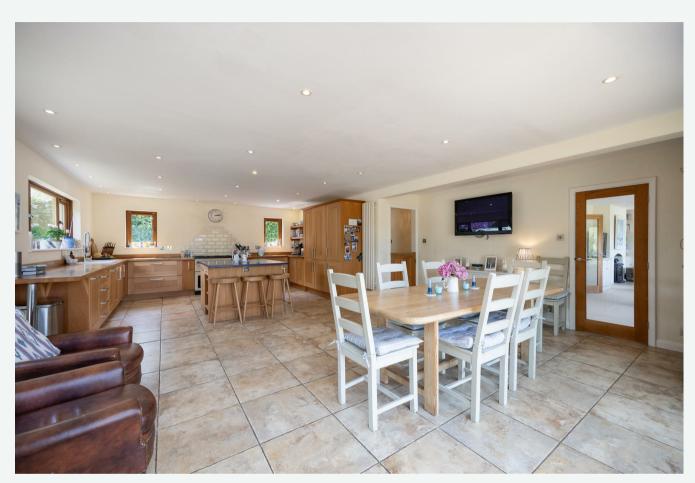
From our Yarmouth office proceed on the Newport Road and turn right at the Willingham Lane turn off. Take the next left onto B3041 towards Thorley/Wellow. Drive into Thorley and turn left in Blacksmiths Lane, which is a 'no through lane'. At the end take a right into the driveway of Riccarton.

Postcode PO41 OSS

ViewingsAll viewings will be strictly by prior arrangement with the sole selling agents:
Spence Willard.

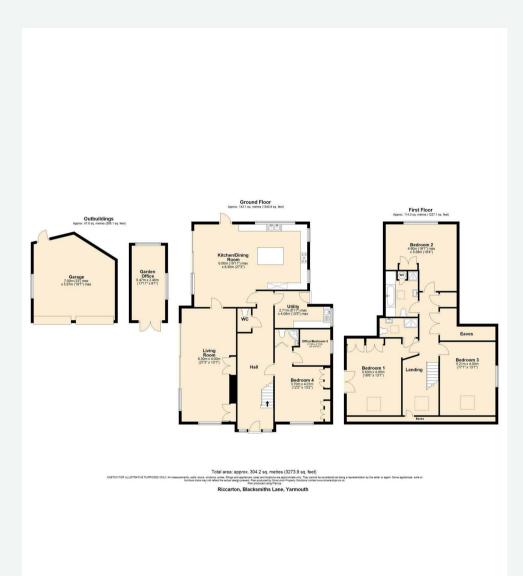
















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