

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**

TBC.

**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 0SS

**Viewings**

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





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