

SPENCE WILLARD



Cyncoed, Cranmore, Isle of Wight

An immaculate and extensively moderised, 4 bedroom detached house located within a private plot which extends to just under 2 acres

VIEWING

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Cyncoed has been the subject of a major project over the last few years and has delivered a truly impressive family home located in a wonderful, elevated location in the Area of Outstanding Natural Beauty, a short walk from the coastal footpath and all less than 10 minutes' drive to the historic harborside town of Yarmouth.

This substantial house comprises of around 2600 sq. ft having been extended in the east direction (into the rear garden which itself has been re-landscaped. The original house was retained, and it now presents itself as a relatively new house and something completely different.

With a focal point of the house benefitting from a magnificent kitchen/diner with a impressive, vaulted ceiling and a focal fireplace at one end and large doors into the rear terrace, Cyncoed is the perfect house for entertaining or enjoying the views across the large garden. The kitchen/diner benefits from high quality kitchen units and a large central island with high end appliances and the benefit of a large adjoining utility room with a door into the garden.

The principal bedroom suite is large, with a spacious adjoining dressing room with en-suite facilities. There are 4 good sized bedrooms, a tv room/snug, an attractive hallway, a family bathroom with separate further w/c. The house has good eco credentials following the installation of south facing photo voltaic (PV) solar panels and there are borrowed light sun tubes.

One of the useful features of the house is the excellent access into the garden by way of good quality large, double-glazed doors from three points of the rear of the house. There are large sliding doors from the kitchen/diner with further doors leading out from the principal bedroom suite – both of which offer a wonderful aspect across the large garden.

Outside, the house is in a significant sized plot which extends to around 1.87 acres (0.74 ha) with attractive lawned areas, a copse at the rear of the plot with fine mature and majestic oak trees delivering a wonderful backdrop. The current owners have invested in specimen

plants and grasses, which have created a truly beautiful garden. Directly adjoining the rest of the house is a terrace. There is a double garage and a quality garden office with power. Infront of the house there is a formal driveway with ample parking.

Tenure Freehold

Services Private drainage and LPG. Mains water and electricity serve the property.

EPC Rating D

Council Tax Band C

Post Code PO41 0XS

Viewings Strictly by appointment with the sole selling agents, Spence Willard.







Ground Floor
Approx. 248.7 sq. metres (2676.6 sq. feet)



Total area: approx. 248.7 sq. metres (2676.6 sq. feet)

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Cyncoed, Cranmore Avenue, Cranmore, Yarmouth

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