



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Eversleigh

Ningwood Hill, Cranmore, Isle of Wight PO41 0XW



£750,000
FREEHOLD



Set in a glorious one-acre plot in an Area of Outstanding Natural Beauty, this charming Edwardian chalet bungalow is presented in good order with potential for a new owner to style to their own taste.

- Period, three-bedroom chalet bungalow
- Large plot extending to approximately one acre
- Versatile layout with configuration options
- Gas central heating and double-glazed windows
- Set within an Area of Outstanding Natural Beauty
- Conveniently located for Yarmouth and Newport
- Well-presented and with further potential
- Double garage and plenty of driveway parking
- Well-established gardens with mature trees
- Offered for sale chain free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Originally constructed in 1903, Eversleigh is an attractive, substantial home, which has been updated in places and still retains the potential to be further upgraded or reconfigured to suit a new owners needs. Updates, which complement the period character of the building, include gas central heating and double glazing, with the whole property presented with fresh white décor which enhances the feeling of space and light. Accommodation comprises a welcoming entrance hall, living room, which is open plan to a dining room, a spacious sunroom, kitchen/breakfast room, a bedroom, a study and a shower room on the ground floor, with two large bedrooms and a family bathroom on the first-floor. A lobby provides a connection to the double garage, and the home is surrounded by glorious gardens.

Located in the northwest of the Isle of Wight, the hamlet of Cranmore is nestled within rich woodland surroundings with the village conveniences of Shalfleet located just a five-minute drive away. Perfectly positioned within an Area of Outstanding Natural Beauty, a network of scenic rural and coastal footpaths are on the doorstep including the Hamstead nature reserve recognised for its unspoilt beach and natural beauty, and the picturesque Shalfleet Quay is situated just three miles away which dates back to medieval times and overlooks the beautiful Newtown Nature Reserve. The seaside town of Yarmouth is located just a ten-minute drive away which provides the Wightlink car ferry service to Lymington, the Yarmouth Sailing Club and Royal Solent Yacht Club, plus a great range of local shops, highly regarded eateries, as well as the Southern Vectis bus station. Furthermore, the Island's county town of Newport is just a twenty-minute drive away and provides plenty of conveniences with its popular High Street, a range of supermarkets, cafes, restaurants and a cinema.

Welcome to Eversleigh

Set back from the road, with mature planting enhancing privacy, a five-bar gate gives access to an expansive gravel driveway which sweeps across the attractive front façade of Eversleigh. A storm porch creates a welcoming entrance over the front door.

Entrance Hall

extending to 15'8" (extending to 4.78m)

The entrance hall is spacious and light, with glazing to the front aspect and an open stairwell to the first-floor. Fresh white décor combines with a red carpet, and period panel doors lead to the living room, dining room, study, kitchen/breakfast room and to bedroom three. Period wood-panelling encloses the area under the stairs to create a useful, large understairs cupboard.

Living Room

17'9" x 14'4" max (5.43m x 4.37m max)

The living room is generously proportioned, with a large box-bay window looking over the front garden. To one corner, an ornate cast fireplace is a lovely feature, and is home to a woodburning stove set on a stone hearth. The white décor and carpet continue, and flow through an open archway into the dining room.

Dining Room

15'10" x 10'11" (4.85m x 3.35m)

Well proportioned, the dining room has plenty of room for a large dining table and furniture. French doors lead out to the sunroom.

Kitchen/Breakfast Room

24'4" x 10'9" max (7.42m x 3.28m max)

The large kitchen has space for a breakfast table, creating a social space at the heart of the home. The kitchen cabinets comprise a useful mix of base and wall units, with hardwood doors and complemented with dark roll-edged worktops, neutrally tiled splashbacks and a patterned vinyl floor. There is a gas range, finished in country cream and with a matching extractor hood over, and there is space for a fridge/freezer, washing machine and dishwasher, plus the kitchen also has the benefit of two sink units. A broad window provides wonderful garden views, and there are also French doors which lead out to the terrace, a door into the lobby and a door into the sunroom.



Lobby

17'7" x 3'11" (5.38m x 1.20m)

A useful space that connects the house to the garages, the lobby has doors front and rear, a Velux window, and the lobby is also home to the electrical consumer panel.

Bedroom Three

14'4" x 10'7" (4.37m x 3.25m)

The third bedroom is conveniently located on the ground floor, and comes with a box-bay window to the front aspect and a decorative corner fireplace.

Study

6'5" x 5'5" (1.98m x 1.66m)

The compact study area has a window into the sunroom and a door that leads into the ground-floor shower room.

Shower Room

Tiled to dado rail height, the shower room has a window to the sunroom, with patterned glass for privacy, a practical vinyl floor, a large walk-in shower, wall mounted basin and a low-level WC.

Sunroom

25'2" x 8'4" (7.69m x 2.56m)

The sunroom is extremely spacious and provides a fabulous panoramic view over the rear garden. Glazed to two sides, the sunroom also has French doors which lead out to the garden.

First-Floor Landing

A turning staircase leads up to the first-floor gallery landing. A large window fills the landing and stairwell with light, and provides views over the front garden and onto trees beyond. Doors lead to bedroom one, bedroom two, the family bathroom and to a large storage cupboard which has its own light.

Bedroom One

17'7" x 15'3" (5.37m x 4.66m)

The spacious primary bedroom features triple built-in wardrobes which makes the most of the space under-eaves, and also benefits from twin aspect glazing which creates a light, bright ambience in the room.

Bedroom Two

13'4" x 10'5" (4.07m x 3.18m)

Another good-size bedroom, with twin windows to the side aspect and a door to a large storage cupboard which also houses the hot water tank.

Family Bathroom

The bathroom is tiled to dado-rail height over an attractive wood-vinyl floor, and has a large window with fantastic views over the garden. A white suite comprises a full-size bath complete with timber panel, large walk-in shower, a pedestal basin and a matching low-level WC.

Outside - Front

The front garden is surrounded by mature planting and trees which really enhance the privacy of the home. The front garden is a combination of lawns and driveway, which provides an enormous amount of parking and sets the property back from the road.



Garage

21'7" x 17'9" (6.60m x 5.42m)

The double garage is spacious, and has two up-and-over doors, one of which is electric. The garages have strip lighting, and are home to the Vaillant gas boiler. A dividing wall has a doorway between, and there are French doors which lead onto the rear.

Outside - Rear

A terrace spans the rear of the house, providing an outside seating or dining area, and continues on to gravel pathways that connect to numerous sheds and greenhouses. The garden is mainly laid to lawn, with stunning mature trees, wildflower meadow areas and well-established planting. The garden is enclosed with a fence, and gates either side of the house connect front and rear gardens.

Eversleigh presents a rare opportunity to purchase a period chalet-bungalow, full of potential and set on a large plot in a desirable semi-rural area. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

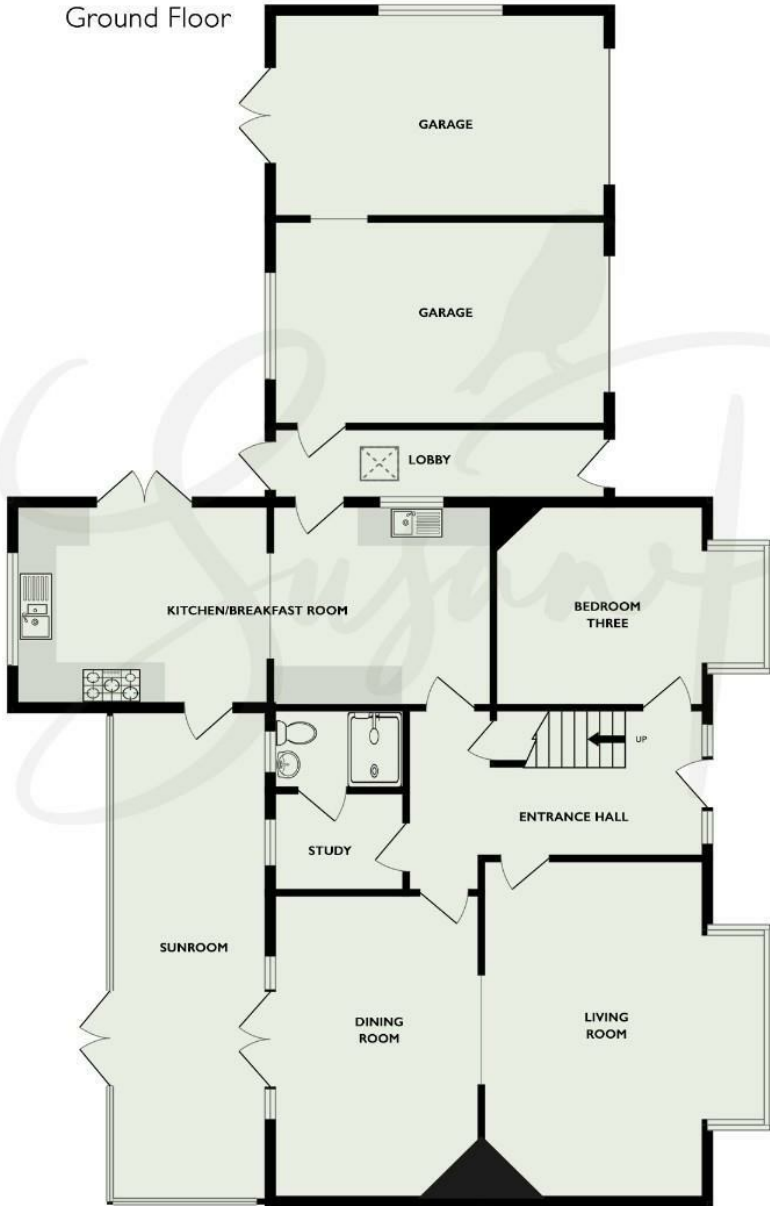
Council Tax Band: E

Services: Mains water, gas, electricity and private drainage



Floorplan for illustrative purposes only and not to scale

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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