

SPENCE WILLARD



Wydcombe Manor West, Whitwell, Isle of Wight

Set in a particularly tranquil and picturesque location, an immensely characterful period home with delightful grounds and direct access to superb country walks

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



A driveway meanders through rolling parkland into a secluded valley, surrounded by National Trust owned land leading to Wydcombe Manor West, set on the site of a Medieval holding which formed part of the Manor of Appuldurcombe. The origins of the house date to the 17th century, evolving over time the house was much extended and altered during the Victorian period, with East and West wings created towards the end of the 20th century. The West Wing is principally orientated to the south west and has a huge amount of character with impressively proportioned principal rooms overlooking the gardens and surrounding countryside. Many of the rooms are divided by wide arch openings and have tiled floors which together with other features were influenced by historic French connections to former owners.

The accommodation extends over three floors, externally there is ample parking, a garage and attractive gardens extending to approximately 0.67 acres including lawns, well stocked borders and a wooded bank, forming a particularly tranquil setting. Situated well away from main roads there is the benefit of direct gated access from the gardens to a superb network of public footpaths extending through the surrounding countryside, part of the National Landscape (formerly known as the AONB).

The nearby village of Whitwell has a public house and the southern coast of the Island is only a few minutes drive away including Ventnor with its good range of bars, restaurants and shops. The Esplanade that runs along the Blue Flag sandy beach has further eateries and a fish market whilst the nearby Botanic Gardens thrive in the area's great micro-climate. The surrounding area has superb country walks whilst nearby the coastal path leads along the rugged coastline with numerous sandy bays and coves.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL Parquet flooring, staircase to first floor and understairs cupboard with adjacent coat hooks. Wide opening to:

KITCHEN/ DINING ROOM An impressive and characterful room with a southerly outlook over the gardens. The kitchen area comprises an array of hand-built cupboards with marble worksurfaces with sink unit inset and a two oven oil fired AGA and space for a dishwasher. From the kitchen area tiled flooring extends through a wide arched opening leading to the spacious dining area overlooking the south facing garden. Wide arched opening to:

STUDY AREA Built in cupboards, westerly country views. Well with a structural glazed top. Wide opening to:

STUDIO Tiled flooring, rural outlook.

DRAWING ROOM A superb dual aspect room with French doors opening onto the south west facing terrace as well as having views over the garden to the south east. Partially sub-divided with a wide curved opening, there are ancient exposed timbers, tiled flooring and a wood burning stove set within a stone surround.

CLOAKROOM WC and wash basin.

UTILITY ROOM Accessed from the driveway and with dual aspects, a sink unit, space for washing machine and dryer. This versatile space could form a great studio and has an adjacent storeroom.

FIRST FLOOR

LANDING Partially galleried, providing a **STUDY AREA**. Walk-in airing cupboard with extensive slatted shelving and hot water cylinder.

BEDROOM 1 A beautifully proportioned double bedroom with a large arched window providing a southerly outlook over the grounds and surrounding countryside.

BEDROOM 2 A spacious double bedroom with large window providing a southerly outlook.

BEDROOM 3 A double bedroom overlooking the gardens.

SHOWER ROOM A large walk-in shower, wash basin, WC and heated towel rail.

BATHROOM Bath, twin wash basins set in a tiled surface with cupboards beneath, WC and heated towel rail.





SECOND FLOOR

LANDING Large window with westerly views.

BEDROOM 4 A characterful bedroom with sloping ceilings including a large Velux window providing country views.

BEDROOM 5 Exposed beams to sloping ceilings and views over the gardens and surrounding countryside.

OUTSIDE

An impressive driveway leads through stone gate pillars and parkland, passing a large pond and leading to the settlement of just 4 houses, (with only Wydcombe Manor West and East being in private ownership and the others in National Trust ownership). Upon arrival at the property a gravelled driveway sweeps past lawns to a parking area adjacent to house and **GARAGE** (4.92m x 3.75m).

Across the southern elevation of the house is an extensive terrace within an attractive partly walled garden with well planted borders providing an attractive outdoor dining and seating area. Gardens wrap around eastern, southern and western sides of the house. A more formal garden to the east comprising lawns and borders, whilst a bank with an array of mature trees underplanted with spring bulbs extends to the south making for a particularly tranquil setting from which there are gated access points through the old stone boundary wall onto the adjacent footpath.

SERVICES Mains water, electricity. Shared private drainage system to Klargester. Oil fired central heating and AGA.

TENURE Freehold

COUNCIL TAX Band E

EPC Rating E

POSTCODE PO38 2NY

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





Drive

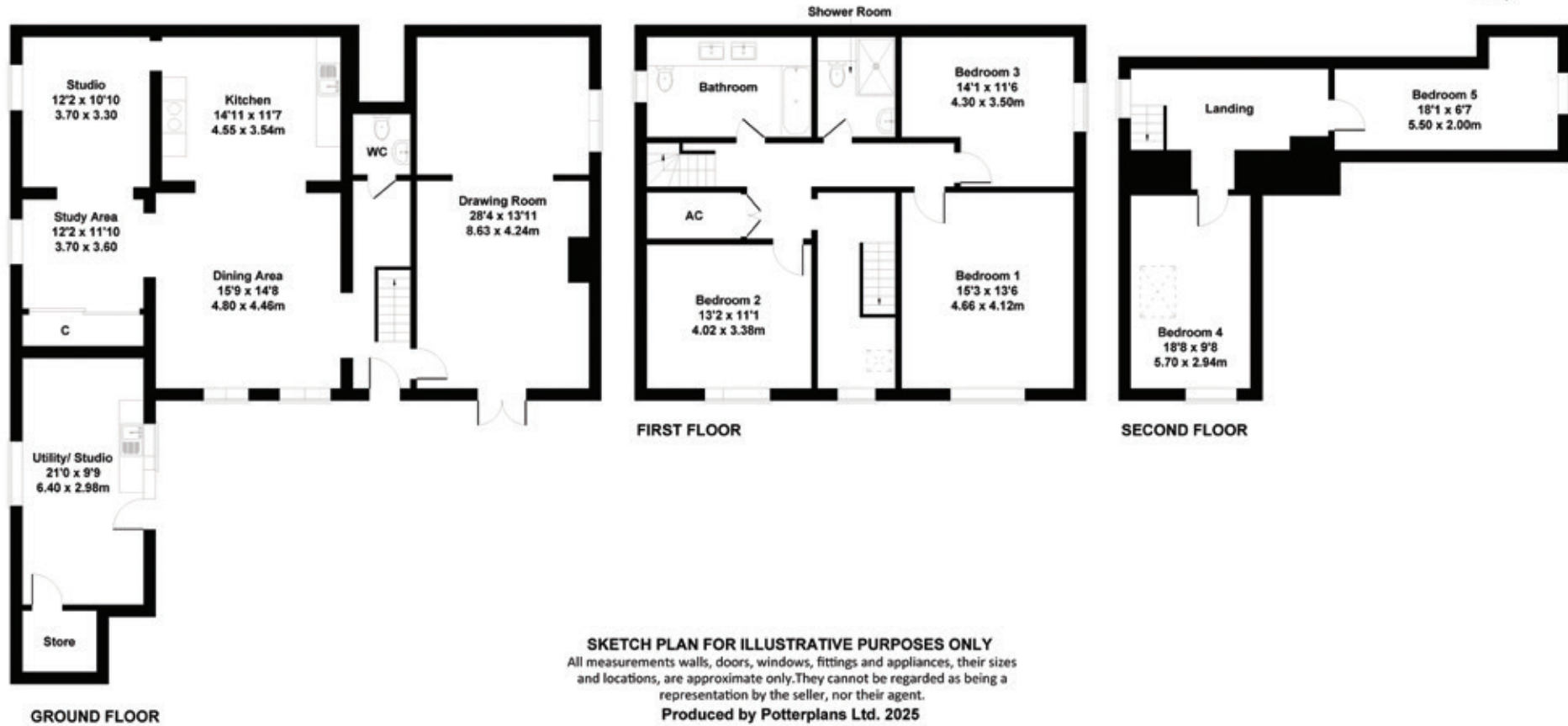


Outlook



Wydecombe Manor West

Approximate Gross Internal Area
2863 sq ft - 266 sq m



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