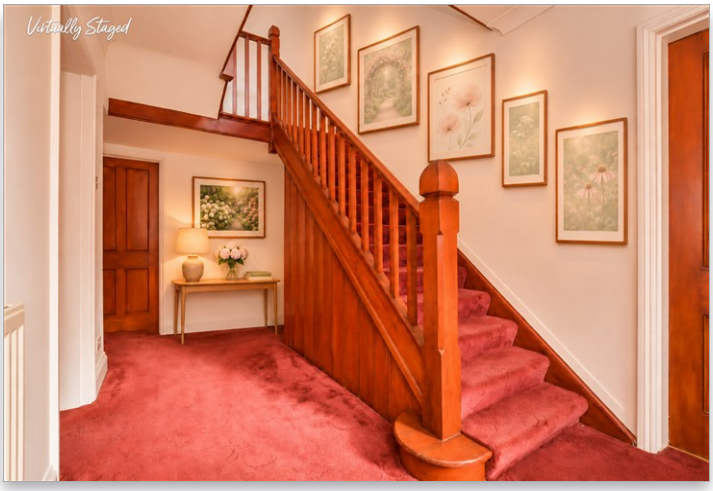
FINE & COUNTRY

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Price

£625,000

Freehold

Ningwood Hill, Cranmore, Isle of Wight, PO41

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2.4 miles from Yarmouth to Lymington Ferry
12.3 miles from Fishbourne to Portsmouth Ferry
10.6 miles from West Cowes to Southampton Ferry

A distinguished Edwardian home in one of West Wight's most desirable locations, offering spacious, light-filled accommodation, period charm and outstanding potential.

Stunning Edwardian detached house dating from circa 1900

Set within approximately 0.96 acres of private, mature gardens in an A.O.N.B

Elegant and spacious rooms

Light-filled accommodation and charming period features

Easy access to ferry links, sailing and coastal amenities

Selected images are digitally enhanced or virtually staged for illustration only











An exceptional Edwardian family home, dating from around 1900, beautifully positioned within 0.96 acres of mature gardens in an Area of Outstanding Natural Beauty between Yarmouth and the renowned Newtown Nature Reserve. Combining timeless character with generous proportions, this impressive residence offers an outstanding opportunity for buyers seeking a substantial home in a highly desirable and accessible West Wight location. Flooded with natural light thanks to its attractive south-facing orientation, this home presents elegant accommodation throughout, featuring high ceilings, feature fireplaces and beautifully proportioned rooms. The thoughtfully designed layout includes three spacious reception rooms, providing excellent flexibility for both formal entertaining and relaxed family living. A standout feature is the superb kitchen and utility, complete with doors opening directly onto a patio overlooking the gardens, creating a seamless connection between indoor and outdoor living spaces.
The property is presented in good order and offers considerable scope for a new owner to personalise and enhance according to their own style. Large bedrooms, extensive built-in storage and the potential to create additional bedrooms or en-suite facilities further enhance its versatility. A substantial garden room spans the rear elevation, enjoying delightful garden views throughout the seasons. Modern comforts include mains gas central heating, double glazing throughout and a high-quality attached double garage with electric door, ensuring practicality complements the home's period charm. The highly regarded Shalfleet Village School, village shop, church and traditional pub are all within easy reach. Outside, the established grounds extend to approximately 0.96 acres, featuring mature specimen trees, expansive lawns and an exceptional sense of privacy. The surrounding countryside offers direct access to an extensive network of coastal and rural walks, while nearby Shalfleet Quay provides historic charm, mooring facilities and stunning views across Newtown Nature Reserve and a ten-minute drive from Yarmouth ferry links to Lymington, sailing clubs, independent shops and amenities.

What the owner says…

"Located in the sought-after West Wight, Ningwood is a delightful rural setting just a short drive from the vibrant harbour town of Yarmouth. Renowned for its unspoilt countryside, peaceful surroundings and attractive coastal scenery, the area provides an idyllic retreat away from the bustle of everyday life.

With miles of footpaths, cycling trails and scenic coastal routes on the doorstep, Ningwood is perfectly positioned to enjoy the island's outdoor lifestyle. Yarmouth's historic waterfront, independent shops, restaurants and regular ferry links to the mainland are all within easy reach, making this a highly desirable location that combines countryside living with excellent convenience and connectivity."



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

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