

SPENCE WILLARD



Elm Grange, Wellow, Isle of Wight

A wonderful opportunity has arisen for a new owner to acquire this truly substantial and large family house located in a sought after semi-rural village of Wellow and extending to around 0.4 acre with fine views to the south.

VIEWING

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Elm Grange is a significant country house that was constructed to a high standard with well-proportioned rooms which exude a feeling of grandeur and elegance of the time. Finished in natural stone, the property would now require modernisation and offers a new owner the chance to put their stamp on this fine detached house.

Situated around two miles from the historic harbour town of Yarmouth with two ferry companies and an excellent range of amenities and two sailing clubs. The property is accessible and benefits from being positioned on the edge of the pretty, quiet village of Wellow, with close by access to miles of wonderful countryside walks.

Enjoying a south facing aspect and constructed in the arts and crafts style, Elm Grange sits perfectly within its extensive plot and benefits from a large garden to the rear, front and side. There is a large stone, brick and block detached outbuilding on the east side of the house that has a substantial room off the side with its own access. This building would be perfect for an annex cottage (subject to planning) or a workshop for a car or boat enthusiast. In addition to this building, the house has a very good sized attached double garage with large loft above.

The house comprises of a large double aspect sitting room with fireplace and garden views to the south and north. There is an impressive hallway, landing and wide staircase leading to the upper floor. A further sitting room/snug/study is positioned at the eastern end of the house with offers a good aspect to the south. A north facing kitchen with adjoining utility room and ground floor w/c. There is internal access through the adjoining garage with hatch to large roof space.

On the first floor there are four good-sized bedrooms and a bath/shower room. The house has a vast loft space, which, subject to obtaining necessary conditions could be converted to further accommodation. There is plenty of built in storage and generally the house has plenty of windows looking into the well landscaped plot. An

attractive feature of this house is a large landing which offers wonderful south-facing views over the garden. There are mature trees on the southern boundary and if these were thinned, it would open up stunning views towards The Downs (hills) and open countryside.

Outside

There is a large garden on the southern side of the house with a pond and lawn beyond. Mature trees give the house a high level of privacy. To the rear is a large formal lawn with hedging along the boundary. To the east side of the house is laid to lawn which may have once been a fruit/vegetable garden. An attractive gated driveway leads to the house where there is ample parking. The drive leads to the substantial outbuilding and adjoining garage

Services

Private drainage, electricity and oil central heating serve the property.

Tenure Freehold

EPC Rating F

Council Tax Band G

Postcode PO41 0TA

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









Total area: approx. 264.3 sq. metres (2844.7 sq. feet)

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Elm Grange, Wellow Top Road, Wellow

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