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Price

£750,000

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



Combining timeless architecture with contemporary interiors, this Grade A energy-rated property features solar power, battery storage, spacious open-plan living, private gardens and countryside surroundings.



Exceptional detached new-build house close to Yarmouth

Impressive Grade A EPC with solar panels and battery storage

Stunning open-plan kitchen/dining room

0.65 acres of private gardens, wraparound patio and extensive parking

Located within the National Landscape with access to coastal walks

Selected images are virtually staged for illustrative purposes only







This exceptional newly built detached home offers a rare opportunity to acquire a beautifully designed and highly energy-efficient property within a 0.65 acre plot close to the historic harbour town of Yarmouth. Combining traditional architectural styling with contemporary interiors, the property has been finished to an excellent standard throughout and boasts an impressive Grade A EPC rating, integrated solar panels and battery storage, helping to reduce both running costs and environmental impact. Approached via timber gates, the property enjoys extensive gravel parking and attractive landscaped grounds. Upon entering, a striking double-height galleried entrance hall creates an immediate sense of space and light, setting the tone for the quality found throughout the home. The triple-aspect sitting room is flooded with natural light and features a fireplace with lined chimney ready for a wood-burning stove, together with double doors opening onto the rear patio and gardens. The heart of the home is the superb open-plan kitchen, breakfast and dining room. This generous triple-aspect space is perfect for modern family living and entertaining, with large doors opening directly onto the patio and gardens. The well-appointed kitchen offers a range of fitted units and integrated appliances, complemented by a separate utility room and cloakroom. A versatile study provides the option of a fourth bedroom if required. Upstairs, there are three well proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. Outside, the large rear garden is mainly laid to lawn and enjoys a peaceful backdrop of mature trees. A substantial wraparound patio provides the ideal setting for outdoor dining and entertaining. Situated within the National Landscape, formerly the A.O.N.B, the property enjoys easy access to miles of stunning coastal and countryside walks. Yarmouth, approximately two miles away, offers a range of amenities, sailing facilities, restaurants and a regular ferry service to Lymington with onward rail connections to London, making this an outstanding permanent residence or island retreat.

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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