

SPENCE WILLARD



Venture, Cranmore, Yarmouth, Isle of Wight

A rare opportunity to acquire a detached 1940s house requiring modernisation, together with a substantial additional outbuilding and approximately 0.81 acre (0.33 hectare) of level gardens and grounds, situated in beautiful semi-rural Cranmore, West Wight.

VIEWING

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The Property

Venture is being sold chain free and is a detached single-story house dating from the 1912, occupying an unusually generous plot in the attractive semi-rural hamlet of Cranmore, in West Wight.

The property now requires modernisation and improvement, it offers a purchaser an exciting opportunity to create a highly individual home in an appealing rural setting with a west facing garden.

The accommodation currently comprises two bedrooms, kitchen and sitting room, with the property further benefiting from a large additional outbuilding, which is located away from the house on the north side.

A principal attraction is undoubtedly the extent of the land. The property occupies approximately 0.81 acre (0.33 hectare), providing extensive gardens to the front, rear and sides, an unusually generous amount of private outside space.

Accommodation

Front door leading through to hallway leading to:

Sitting Room

A well-proportioned sitting room forms the principal reception room, with windows providing views across the surrounding gardens. Fireplace. Access through into:

Kitchen

The existing kitchen with a range of wall and base units and door to the side garden. This provides the basis for future modernisation and offers an incoming owner the opportunity to create a contemporary kitchen.

Bedrooms

There are two bedrooms, together with the associated bathroom.

The existing layout offers scope for reconfiguration and improvement, subject to any necessary consents.

The Outbuilding

A substantial additional outbuilding is located within the grounds just a few metres from the northern side of the house. This building has the benefit of power and offers scope for alternative uses.

This provides valuable ancillary space; potentially offering opportunities for garaging, workshop use, storage, hobbies or other uses, subject to the necessary consents.

Its size and position within the grounds are an important feature of the property and provide considerable flexibility for a future owner.

Outside

The property occupies an exceptionally generous plot extending to approximately 0.81 acre (0.33 hectare).

The gardens located to the front, rear and sides of the house and are predominantly level, with extensive areas of lawn providing an excellent canvas for landscaping and further enhancement.

The rear garden is attractive, containing a collection of mature trees, established apple trees and magnificent mature oak trees, which provide an attractive backdrop and a wonderful sense of maturity and privacy.

The scale of the grounds gives the property an open and spacious feel, whilst providing considerable potential for gardening, small holding, recreation and outdoor entertaining.

The house enjoys direct access to the local footpath network, providing an excellent opportunity to walk directly from the property into the surrounding countryside, with routes linking onwards towards the coastal footpath, with access to Newtown in the east and Yarmouth to the west.

Cranmore is a beautiful semi-rural location in West Wight, surrounded by attractive countryside and within easy reach of the coast.

The historic harbourside town of Yarmouth is only a short drive away and provides a range of everyday amenities, independent shops, restaurants, cafés and pubs, together with its historic harbour. Yarmouth is also home to ferry services providing connections to the mainland, as well as established yacht clubs and a strong sailing community.

The internationally recognised Newtown Nature Reserve, with its picturesque harbour and outstanding wildlife, is also only a short drive from the property. The reserve provides an exceptional environment for walking, birdwatching and enjoying the natural landscape of West Wight.

The county town of Newport is approximately 10 minutes' drive away,





providing the Island's principal range of shopping, business, educational and leisure facilities. For families, Ningwood Primary School is within walking distance, with the school accessible via the pavement network. There is a bus stop approximately 70 metres from the property, providing convenient access to the local public transport network.

Services

Mains water and electricity & oil serve the property. Private drainage.

EPC Rating F

Council Tax Band B

Postcode PO41 0XR

Viewings

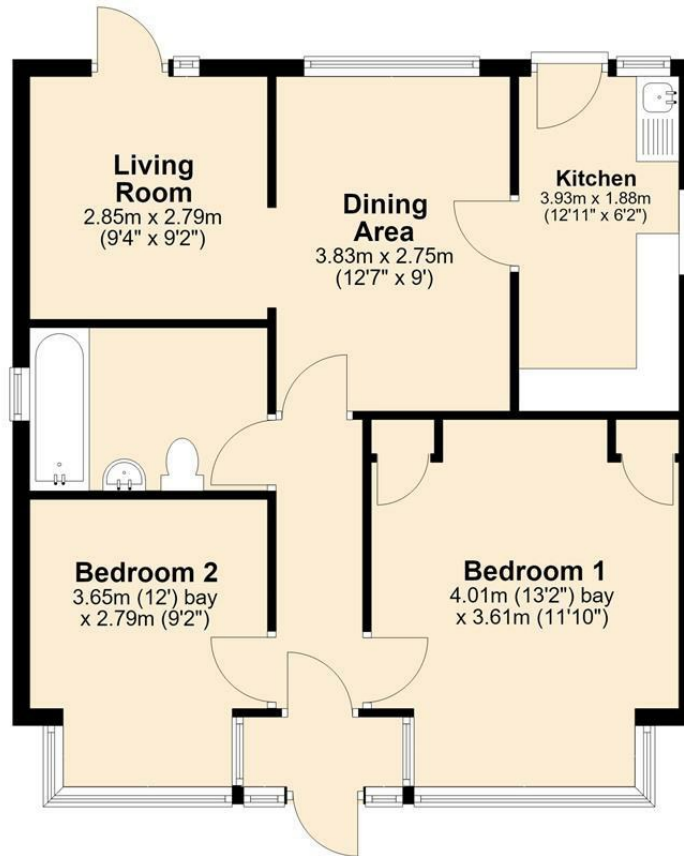
All viewings will be strictly by prior arrangement with Sole Agents, Spence Willard, Yarmouth Office.





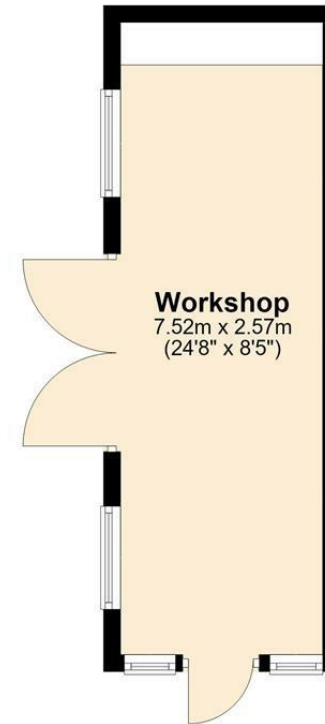
Ground Floor

Approx. 62.3 sq. metres (671.1 sq. feet)



Outbuilding

Approx. 19.3 sq. metres (208.0 sq. feet)



Total area: approx. 81.7 sq. metres (879.1 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk
Plan produced using PlanUp.

Venture, Cranmore Avenue, Cranmore

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