

SPENCE WILLARD



Highgrove House, Yarmouth, Isle of Wight

A bespoke, detached modern house offering 4 bedrooms and long range views from its elevated location – a short walk into Yarmouth

VIEWING

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Constructed in 2004, Highgrove is a carefully designed house which is located in a wonderfully elevated position near the top of Halletts Shute enjoying extensive country and coastal views. The house was constructed to a high standard with detailed features and delivers masses of natural light in all rooms – all within a good-sized plot with boundaries mainly delineated with mature hedging. This is a rare opportunity for this sought after house and is available to the market for the first time in around two decades.

The property benefits from an impressive dual height hallway, that the principal rooms lead from. Amtico flooring has been laid throughout the ground floor of the house.

There are views to the south, east and west with an attractive enclosed private garden.

Highgrove enjoys a useful layout with a good-sized kitchen/diner, separate dining room, study, dual aspect sitting room and conservatory with doors leading out to the garden. The kitchen/diner benefits from an Aga and has plenty of afternoon/evening light. Leading off the entrance hall is a large study, which would also make a further bedroom, if it was required. There are four double bedrooms on the first floor all which benefit from great rural views. A galleried landing overlooks the main hallway and is a lovely feature of this modern house.

Outside the property is access directly off Halletts Shute leading to a gravelled driveway with parking for several cars. The house abuts rural fields to the south and they are generally grazed by horses from the nearby Riding School. Alongside the parking there is garaging and a useful outbuilding, which would now benefit from some upgrading. These outbuildings occupy a large footprint and would make an excellent workshop or further garage/boat storage. On the western side of the house is an attractive and private lawned area that is enclosed with fencing and mature hedging.

Tenure Freehold.

Services Mains services are connected to the property.

EPC Rating C.

Council Tax Band F.

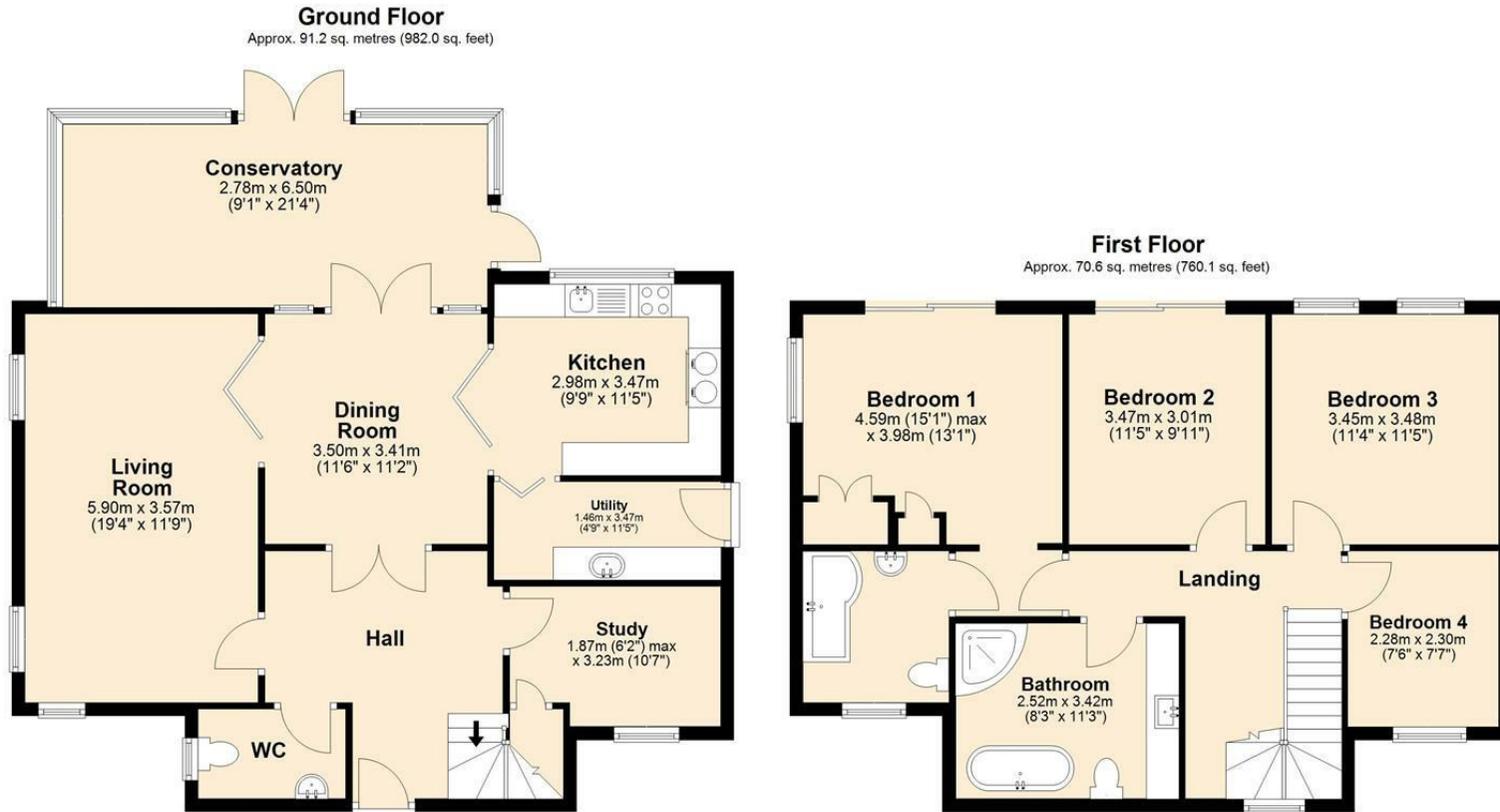
Postcode PO41 0RH

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









Total area: approx. 161.8 sq. metres (1742.1 sq. feet)

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Plan produced using PlanUp.

Highgrove, Halletts Shute, Yarmouth

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