

SPENCE WILLARD



Lyndale, Cranmore, Isle of Wight

An immaculate and recently refurbished, three-bedroom timber property set within grounds of approximately a third of an acre, located close to the historic harbour town of Yarmouth.

VIEWING

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Over the last three years, Lyndale has been the subject of a major renovation project and has been completed to a high standard using high quality products by the current owners. The property is well presented throughout and traded as a successful high-end holiday let with a proven track record. It now offers a new owner the opportunity to live in this peaceful and beautiful part of the West Wight in the centre of a National Landscape (formerly Areas of Outstanding Natural Beauty - AONBs). Cranmore Avenue has direct access to the coastal footpath which allows for access to about 65 miles of interesting seaside walking. This area is well known for its unspoilt wilderness, allowing an extensive array of wildlife that can be seen in the garden and the surrounding countryside. Newtown Nature Reserve, with its dock facilities and wonderful bird/nature watching, is a short drive from the property or a stunning coastal walk.

A fabulous double aspect, 18' sitting room is fitted with a modern high quality wood burning stove in one corner. The sitting room has sliding doors opening onto an attractive terrace and the garden beyond. The well-appointed modern kitchen/diner offers fantastic views of the beautiful and well-maintained garden. There is an excellent range of wall and base units in the double aspect kitchen. The property benefits from double glazing, oil fired central heating, garage/workshop, carport, wood store and greenhouse.

Cranmore is a rural hamlet situated just a 5-minute drive from the popular town of Yarmouth - where there is a mainland car ferry terminal, and good selection of local shops, pubs and restaurants and excellent sailing facilities. The county town of Newport is a 15-minute drive away with a more extensive range of shops and amenities.

Accommodation as follows: -

ENTRANCE HALL

A large West facing hall leading to the front garden.

PRINCIPAL BEDROOM

A bright and large double bedroom with attractive views over the front garden.

GUEST SUITE/BEDROOM 2

A stunning double bedroom with en-suite shower facilities.

BEDROOM 3/STUDY

South facing with window overlooking the side garden.

KITCHEN/DINER

A stunning kitchen/dining room with high quality units sink with mixer taps and drainer to the side. To include fridge and washing machine. Pretty views over the wonderful and enclosed garden.

BATHROOM

A high quality and natural suite including a bath, w/c and pedestal wash hand basin.

SITTING ROOM

A large double aspect room benefitting from East and West facing windows. Double doors open out onto an attractive terrace. Wood burning stove in the corner with tiled surround.

Outside There has been significant landscaping of the grounds over the past few years including the removal of a large pond and installation of paths. The garden is mainly laid to lawn with mature shrubs/hedging to enable a high level of privacy throughout. To the front of the property there is off street parking for multiple cars.

CARPORT

With door leading into spacious workshops.

GARAGE/WORKSHOP

Excellent space with a south facing aspect.

POSTCODE PO41 OXS

TENURE Freehold

SERVICES Private drainage, oil fired central heating, mains water & electricity.

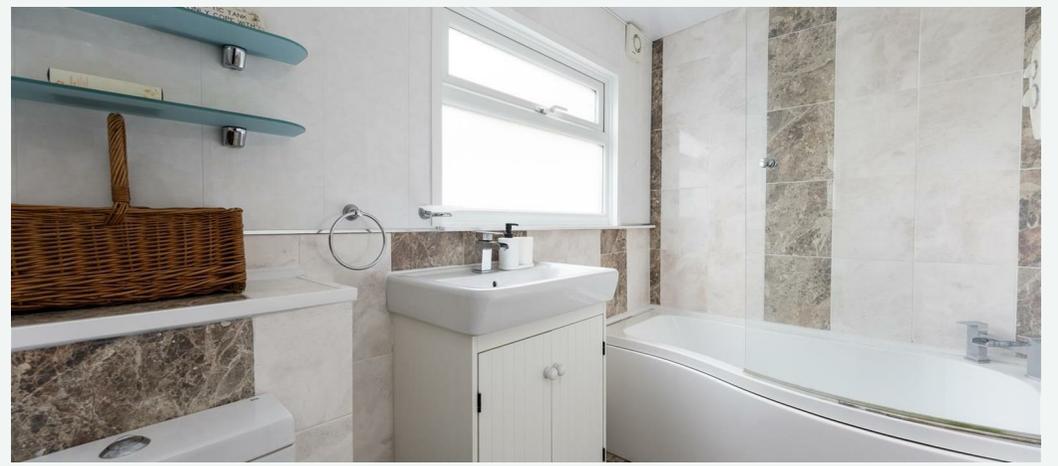
COUNCIL TAX Band B

EPC RATING E

VIEWINGS

Viewing is strictly by appointment with the sole selling agents, Spence Willard.







Lyndale

Approximate Gross Internal Area
1012 sq ft - 94 sq m
(Excluding Carport & Garage/Workshop Outbuilding)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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