

SPENCE WILLARD



Eversleigh Ningwood Hill, Cranmore, Yarmouth, Isle of Wight, PO41 0XW

A substantial Edwardian family home, set within a large one-acre plot in an Area of Outstanding Natural Beauty between Yarmouth and Newtown Nature Reserve - all presented in good order with potential for a new owner to add their style.

VIEWING

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Dating from around 1900, Eversleigh is a stunning period property which benefits from large proportions and plenty of natural light. Located just over 5-10 minutes' drive from Yarmouth, this accessible house has a high quality pair of attached garages, a large plot and large bedrooms. If more bedrooms are required, the property does lend itself to be reconfigured by a new owner. This pretty house is south facing delivering masses of natural light into the principal rooms.

Eversleigh is well presented and has a carefully thought-out layout with three large reception rooms. There is a superb kitchen/diner with doors leading out into the rear terrace. Although positioned in a semi-rural location the property benefits from main gas central heating and double-glazed windows throughout. The sought after Shalfleet Village School is a short walk from the property, much of which is pavement. In Shalfleet there is a village shop, a church and a pub, which is around a mile from the property to the east.

This spacious house has large rooms, high ceilings and feature fireplaces. It offers flexible living accommodation with a large conservatory along the rear elevation delivering fine views across the well-cared for garden. There is an impressive staircase, hallway and a beautiful landing with a south facing window. The two first floor bedrooms have plenty of built-in storage and there is space to add en-suite facilities should they be required.

The ground floor kitchen is well equipped with an extensive range of wall and base units. Leading off the kitchen is access into the side lobby which leads into the modern double garage, one of the doors is electric up and over. A

modern Valiant gas boiler is sited in the corner and there is strip lighting.

There is a family bathroom on the first floor, and it is tiled to dado-rail height over an attractive wood-vinyl floor and has a large window with fantastic views over the garden. A white suite comprises a full-size bath complete with timber panel, large walk-in shower, a pedestal basin and a matching low-level WC. On the ground floor there is a useful shower room with WC and wash hand basin.

The property sits within an impressive, large plot of around an acre (approximately 1.058 Acres 0.428 Hectares). Outside, there are well-established gardens with majestic and mature trees. Perfectly positioned within an Area of Outstanding Natural Beauty; there is an extensive range of country and coastal footpaths close to the property including the Hamstead Nature Reserve, recognised for its unspoilt beaches and natural beauty. There are mooring and docking facilities in the picturesque Shalfleet Quay which is situated close by, and dates back to medieval times and overlooks the wonderful Newtown Nature Reserve. Yarmouth is located just a ten-minute drive away which provides the Wightlink car ferry service to Lymington, the Yarmouth Sailing Club and Royal Solent Yacht Club, plus a great range of local shops.

Tenure Freehold

Services Mains water, gas, electricity and private drainage.

EPC Rating D

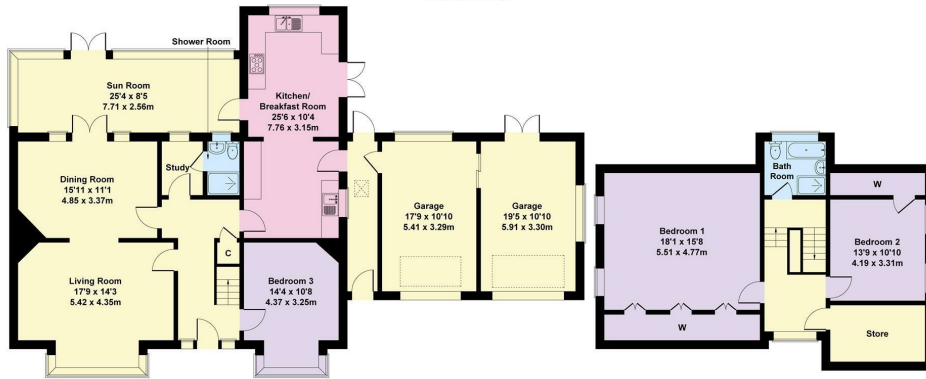
Council Tax E

Postcode PO41 0XW

Viewings Strictly by prior appointment with the sole agent, Spence Willard.



Eversleigh
Approximate Gross Internal Area
2466 sq ft - 231 sq m



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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