

SPENCE WILLARD



Eastlea, Cranmore, Isle of Wight

A truly stunning and bespoke new build detached house with an impressive A grade energy rating, including solar generation and storage – all close to Yarmouth in a plot of around 0.5 acre.

VIEWING

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Construction of Eastlea was completed in the latter half of 2025 and has been carefully designed with a superb high-quality feel throughout. The property is located around two miles to the east of the historic harbourside town of Yarmouth which offers a range of amenities and a regular vehicular ferry service to Lymington where there is a train connection to London. This traditional looking house has an excellent blend of bespoke brickwork and a modern feel inside.

On entering through the front door you are greeted by a striking double-height galleried entrance hall which allows for masses of natural light to flood the house. The lounge is double aspect with north, south and west facing elevations, fireplace ready for a wood burning stone, lined chimney and double doors opening out onto the rear terrace with peaceful views over the garden. The lovely open-plan kitchen/breakfast/dining room with large doors opening out onto the rear terrace. This double aspect room also benefits from a south and north facing elevations and great views across the large plot to the rear. A well-equipped kitchen with a good range of wall and base units is located at the southern end of the room. Leading off is a useful utility room with door to the rear garden. There is a shower room with w/c located on the ground floor. On the first floor there are two large double bedrooms with a bath/shower room.

Eastlea is situated within the National Landscape (formerly the Area of Outstanding Natural Beauty) with close by access to miles of magnificent coastal and country walks. The property sits within a large plot extending to around 0.5 acre with the benefits of plenty of parking and a pretty garden with new turf & fencing.

This exceptionally energy field house (Grade A EPC) will allow a new owner to minimize their running costs as well as reducing their carbon footprint. State of the art integrated roof solar panels allow around 15 to 20p per KW to be reclaimed for the electric produced as well as what is used during the day and what is stored in the battery (which is located at the property). Furthermore, we are told, the water is currently approximately £2.47 per M3 cheaper than mains

drainage.

Outside

Approached by timber gates, the property has plenty of gravel space for parking flanked by new turf on the southern side of the property. There is a large garden to the rear that is mainly laid to new lawn with a patch of mature woodland at the rear of the plot with a pond and a perfect place for wildlife. There is a large rear terrace abutting the rear of the house. There is an outside tap.

Tenure

Freehold.

Postcode

PO41 0XW.

EPC Rating A.

Council Tax Band TBC.

Services Mains gas. Private drainage from sealed tank. Electricity is connected to the mains and also has solar panels with storage battery cell at the property.

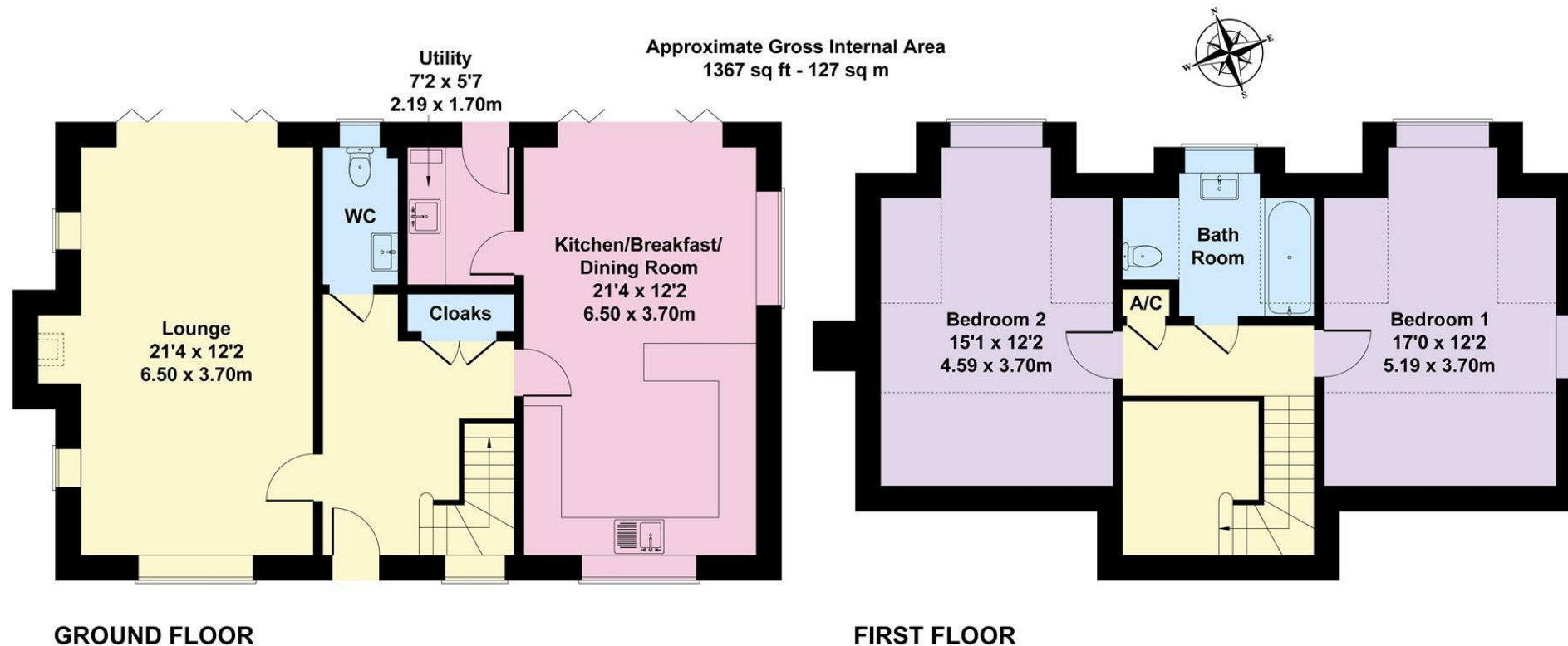
Viewings

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









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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