

SPENCE WILLARD



South Strathwell Manor, Kemming Road, Whitwell, Isle of Wight

*A delightful Grade II listed period home, located at the end of a private driveway,
accompanied by approximately an acre of attractive landscaped gardens*

VIEWING:

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Forming part of Strathwell Park, the property is thought to date back to the 16th Century and retains a plethora of characterful features, including attractive Lancet windows, impressive stone archways, period fireplaces and a stone bellcote above the former chapel. The home enjoys beautiful views across the surrounding gardens and farmland from all of its spacious rooms, with its accommodation laid across two floors, with the addition of a cellar.

The current owners have replaced the previous detached garage with an impressive Oak framed garage, with double doors to access vehicles, provided with both power and lighting, with additional storage space to the rear.

The landscaped gardens wrap-around the property, with a sheltered patio area accessed from the drawing room, an orchard, vegetable garden with raised beds and a Victorian style greenhouse to the South, an area of woodland, area of woodland and the River Yar to the West.

There is access onto the public footpath directly from the garden, leading through Strathwell Park down to the Stockbridge Estate, through beautiful open fields and into the centre of the Village. The property is located at the Niton end of Whitwell village, which is an attractive rural village with a pub, and the nearby neighbouring village of Niton has a village store, pharmacy, primary school, pub and post office.

ACCOMMODATION

ENTRANCE HALLWAY With original tiled floor and half wood panelled walls, opening to:

ENTRANCE VESTIBULE/DINING HALL A superb area in which to greet guests with original tiling continued from the entrance hallway. There is a stone fireplace with tiled hearth and inset wood burning stove, as well as space for a large dining table. A stone arch frames the ornately carved staircase leading to the first floor. To one side of the staircase there is a door which leads to a trap door accessing the cellar.

SITTING ROOM A superb, light triple aspect room with a large square bay with six attractive arched lancet windows, original floorboards, and attractive fireplace with marble surround.

DRAWING ROOM A fantastic dual aspect room with stained and varnished floorboards, a large, square bay, again with individual arched lancet windows, overlooking the side garden. A lovely stone fireplace is an attractive feature of the room, with an accompanying flagstone hearth. Stained and leaded glazed door to cupboard with built in shelving. French doors open to a sheltered patio.

KITCHEN BREAKFAST ROOM Fitted with a range of wall and base units with work surface over, inset ceramic sink and drainer. LPG fired Rayburn, integral dishwasher and fridge freezer. Space and electric point for freestanding cooker. Tiled floor. Door to **PANTRY** fitted with shelving and a light. Window and door to:

BOOT ROOM/UTILITY Space and plumbing for washing machine and butler sink. Windows to three sides and double doors opening to the terrace.

CLOAKROOM With WC and wash basin. Part panelled walls and window to rear.

FIRST FLOOR

The staircase has a large triple window on the half landing which overlooks the rear garden and lends light to both the dining hall and first floor landing.

LANDING Attractive gothic archways frame each wing of the first floor with two fitted cupboards, one with shelving the other with hanging space.

BEDROOM 1 A beautifully light, dual aspect double bedroom with a pretty window seat enjoying views through the lancet windows over the front gardens and Strathwell Park. Feature fireplace and door to:

JACK AND JILL BATHROOM Split level floor with bath with shower over, WC and wash basin. Lancet windows to side with fitted shutters. Large built in double wardrobe.

BEDROOM 2 A lovely double bedroom with feature fireplace, and windows overlooking the side garden.

BEDROOM 3 A further double bedroom overlooking the front gardens and open countryside beyond. With feature fireplace and built in wardrobe.

BEDROOM 4 A small double bedroom with lovely views across the surrounding gardens.

FAMILY BATHROOM A large bathroom with freestanding clawfoot Victorian bath, WC and wash basin. Separate shower enclosure. Large cupboard housing hot water tank with fitted shelving.



OUTSIDE

South Strathwell Manor is situated within Strathwell Park Estate and has beautiful grounds which extend to the East, South and West of the property. There is a gravel parking area to the front of the home and a gravel driveway that leads down past the southern elevation with double gates that access the sheltered patio. Adjacent to this gravel driveway is a recently erected Oak framed double garage with additional parking in front and double doors, a workshop and log store to the rear. The land bordering the River Yar has mature rhododendron bushes and an area of copse, there is also a bridge allowing access to the gate leading out to the public footpath.

A pathway leads up the eastern boundary of the grounds, leading to a detached timber **SUMMERHOUSE**, sweeping through fruit trees, a Magnolia tree and various mature shrubs. The terraced gardens that lead up from the patio are well-stocked with various flowers and foliage and steps lead up through here to the upper lawn.

On the upper lawn there are raised beds and a fantastic **GREENHOUSE**, a haven for keen gardeners.

POSTCODE PO38 2QU

COUNCIL TAX Band F

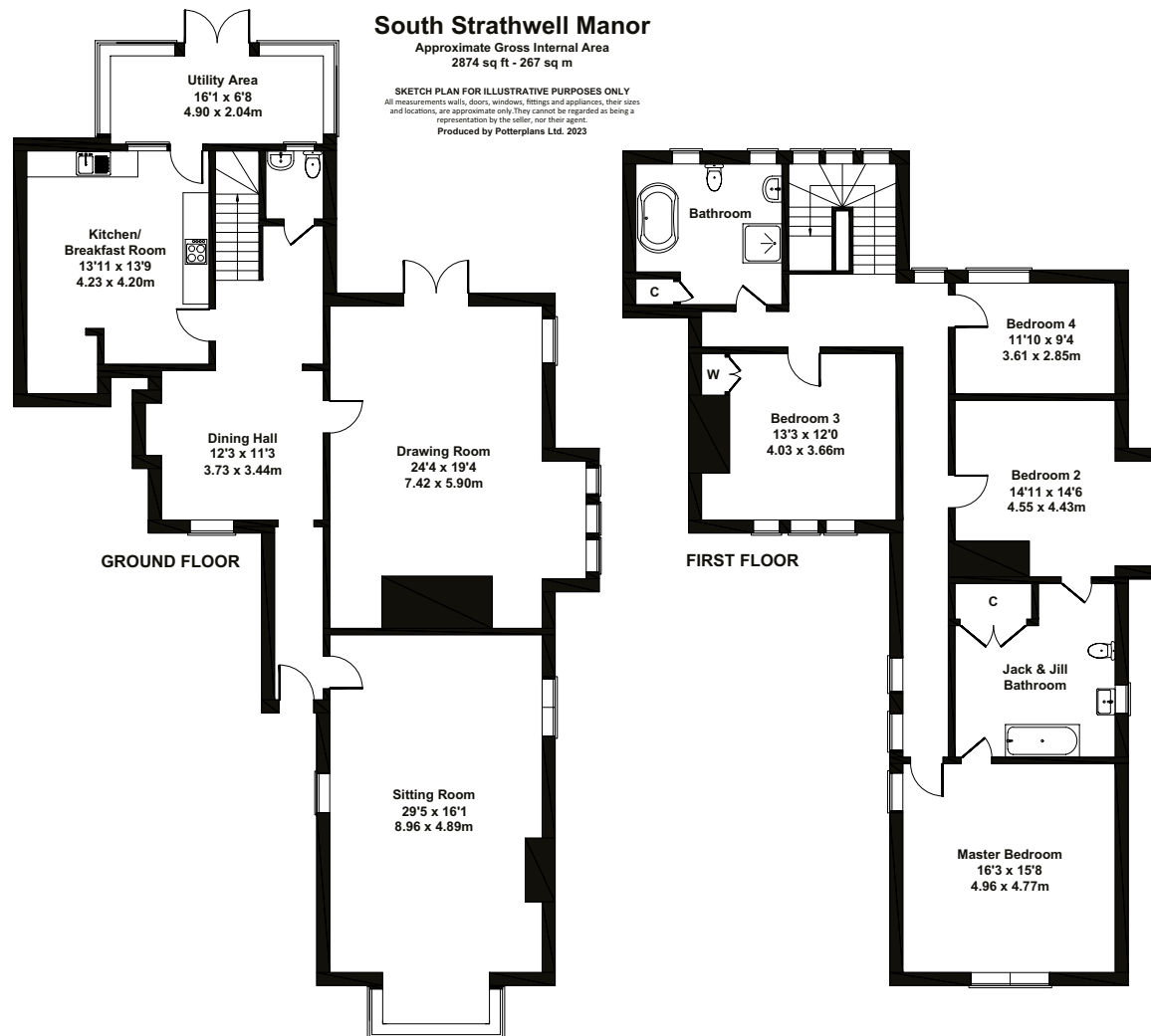
TENURE Freehold

EPC Exempt Grade II listed

SERVICES Mains electricity, water and drainage. LPG heating.

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





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