

SPENCE WILLARD



Kendal House, Marvel Lane, Blackwater, Isle of Wight

*Occupying an attractive rural setting in approximately 0.6 of an acre,  
a modern, spacious family country home extending to approximately  
4080 sq.ft with secluded gardens and country views*

VIEWING:

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Kendal House is situated on a quiet country lane with gardens backing on to fields and with country views to both the front and rear. The house has extensive, light and spacious accommodation and includes a potential self-contained annex. There are particularly good-sized principal rooms and the house is designed to make the most of the views, with large windows providing ample natural light.

The property was built in the 1970's and has been modernised over recent years. The versatile accommodation can include a self-contained annex and features include a large first floor, west facing balcony as well as a particularly good-sized double garage/workshop in addition to a carport. The gardens from a particularly private and attractive setting with great views and with extensive terraces from which to enjoy this wonderful rural setting.

There are excellent country walks directly from the property whilst Newport is only a few minutes' drive away.

**ENTRANCE LOBBY** With oak parquet flooring and floor to ceiling windows providing country views. Cupboard with hanging rail. Wide opening to the:

**RECEPTION HALL** With staircase leading to the first floor with partially galleried landing above and understairs cupboard. A pair of glazed doors open to:

**DRAWING ROOM** A superbly spacious room with window seat to the front elevation and wide glazed doors to the rear providing access to and views over the rear garden and surrounding countryside. There is an impressive carved stone fireplace with dual fuel stove inset and built-in hardwood cupboards to one side.

**SUN ROOM** Overlooking the patio and garden beyond.





**SITTING ROOM** A further reception room (or potential ground floor bedroom) with an electric stove set in an ornate surround and downland views.

**BOOT ROOM** A versatile room with glazed door to the garden and tiled flooring.

**KITCHEN/BREAKFAST ROOM** Fitted with an excellent range of contemporary wall and base units with a combination of granite and solid timber worksurfaces, along with a matching Island unit. There are a range of integral appliances including Neff double oven, ceramic hob with stainless steel extractor over and space for a dishwasher and American style fridge freezer.

**DINING ROOM** A really spacious dining area adjoining the kitchen, with a wide bay window providing wonderful country views.

**SNUG/PLAY ROOM** A versatile reception room with views over the rear garden.

**CLOAKROOM** Wash basin, WC and heated towel rail.

#### FIRST FLOOR

**LANDING** A light galleried landing with floor to ceiling windows overlooking the rear garden and fields beyond with glazed door opening to a large west facing balcony, providing a secluded seating area benefitting from a wonderful rural outlook.

**BEDROOM 1** A spacious double bedroom fitted with an excellent range of built-in cupboards and with good, easterly downland views.

**SHOWER ROOM EN-SUITE** Large walk-in shower tiled throughout with a wash basin, WC and heated towel rail.

**BEDROOM 2** A double bedroom with built-in cupboards and country views.

**BEDROOM 3** A double bedroom with views over the rear garden and fields beyond.

**FAMILY BATHROOM** Fitted with a modern suite comprising a double ended bath, large shower, vanity unit with wash basin, WC and heated towel rail. Large airing cupboard with slatted shelving and housing direct hot water cylinder.

**BEDROOM 4/STUDY** A single bedroom or study with country views.





#### **ANNEX**

Can either serve as a self-contained annex with its own entrance from the car port, or as an extension to the main accommodation. Part glazed door to:

**HALLWAY** With further glazed door to rear garden.

**KITCHEN/UTILITY ROOM** Fitted with a series of base and wall units with worksurfaces and stainless-steel sink, tiled walls and floor, space for washing machine, dryer, oven and fridge.

**BEDROOM** A double bedroom with outlook over the rear garden and access to the terrace. Built-in cupboards.

**SHOWER ROOM** Shower, wash basin & WC. Tiled throughout.

#### **OUTSIDE**

Set in mature gardens extending to approximately 0.6 of an acre, a pair of wrought iron gates set in a stone wall open to a gravelled driveway providing extensive parking to the front of the house and leading to both a carport and separate double garage. A particularly large double garage with power, lighting, shelving and workbench, also housing the Bryant oil fired boiler. Plumbing for washing machine and space for dryer/freezers etc. In addition to a loft ladder leading to bordered storage space. To the side of the parking area is lawned garden with various mature trees and shrubs.



The principal garden lies to the rear (west) of the house and backs on to fields over which there are wonderful views. There are extensive paved terraces immediately to the rear of the house, providing secluded south and west facing dining and seating areas, beyond which is a lawned garden with steps leading up to an ornamental pond, further terraced lawned gardens with various trees and shrubs making for a picturesque and entirely private setting. Greenhouse and oil tank.

**SERVICES** Mains water and electricity. Private drainage via a sewage/water treatment plant installed in 2021. Oil fired heating. There are solar panels to assist with hot water.

**TENURE** Freehold

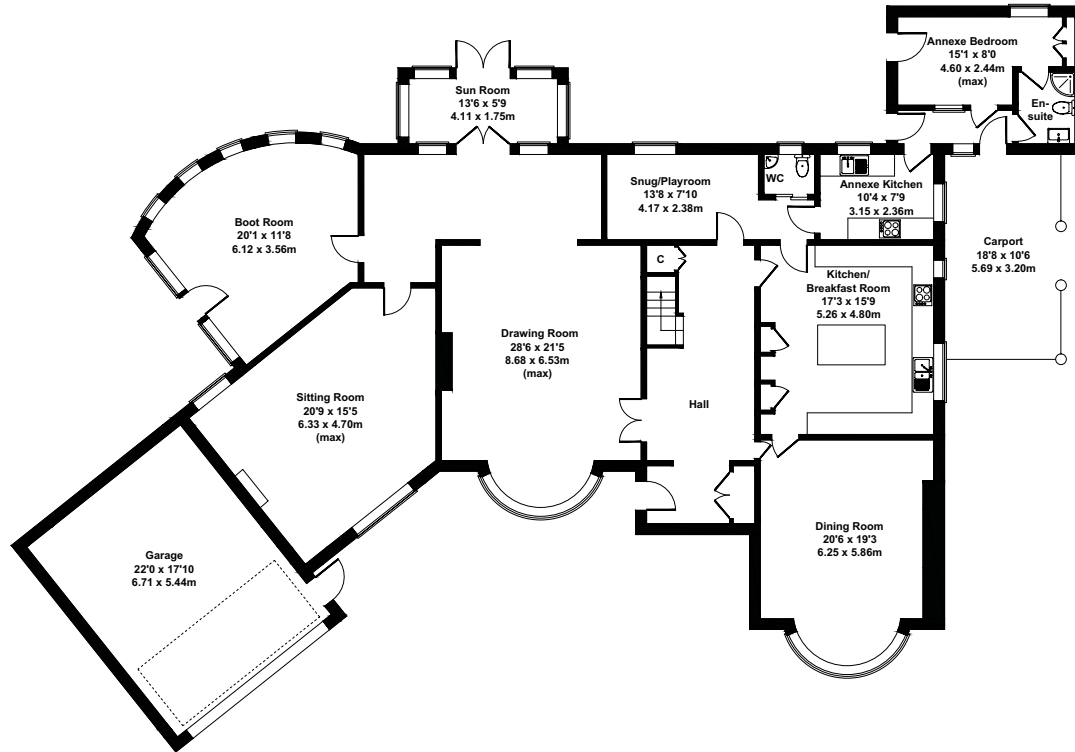
**POSTCODE** PO30 3DS

**EPC Rating** E

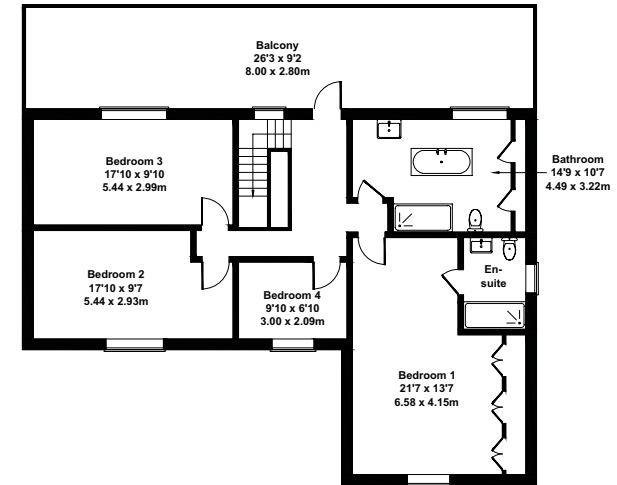
**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.

## Kendal House

Approximate Gross Internal Area  
4080 sq ft - 379 sq m



**GROUND FLOOR**



**FIRST FLOOR**

**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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