

SPENCE WILLARD



Quinces, Cranmore Avenue, Cranmore, PO41 0XS

*A unique opportunity to acquire a fabulous 5-bedroom house, located in a wonderful semi-rural position with outbuildings and stunning grounds extending to approximately 6.74 acres (2.728 ha)*

**VIEWING:**

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Available to the market for the first time is this wonderful detached, timber framed house located in a fabulous position around 5 minutes' drive from the harbourside town of Yarmouth and close to the coastal footpath network. The house was constructed by the vendors approximately 40 years ago, and the property as a whole was run as a successful and productive vineyard before the owners retired and grubbed out the vines. The field is to the rear of the garden and has paths cut through. There are fine southerly views. The garden itself delivers a great sense of tranquillity with hidden seating areas and wildlife ponds and a good selection of mature and impressive trees/shrubs.

The house offers excellent family accommodation with five bedrooms on the first floor and spacious receptions rooms on the ground floor. A large master bedroom has the benefit of en-suite facilities, wardrobes and a balcony which gives a magnificent view across the garden. The ground floor has a large porch/hallway and there are two useful storerooms attached to the house. The kitchen is enjoys a double aspect to the south and west. A superb south and east facing living room offers fine views with direct access into the well landscaped garden.

Quinces has been well maintained and offers significant additional potential (subject to obtaining any necessary consents) as the house sits very well within the large plot.



#### OUTSIDE

With around 7.66 acres, this property is perfect for those seeking a large amount of privacy and the opportunity for a small holding to 'live the good life'. There is a good range of outbuildings including a domed telescope observatory to take fully advantage of the dark skies on offer at the property. There is a double garage with separate garage/store buildings. A viewing platform has been constructed in the corner of the field to take in this wonderful aspect. There is plenty of car parking on a block paved driveway. A formal lawn is located on the eastern and southern side of the house and there is an attractive wildlife pond.

#### LOCATION

It is set back in a secluded position at the end of a private drive on the east side of Cranmore Avenue.

#### TENURE

Freehold

**SERVICES** Private drainage, solar power, water, and electricity serve the property.



GROUND FLOOR  
1298 sq.ft. (120.6 sq.m.) approx.



1ST FLOOR  
922 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA: 2220 sq.ft. (206.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.

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