



GREENWOOD

Sea View Road, Cranmore, Yarmouth, Isle of Wight, PO41 0XU





GREENWOOD

Sea View Road, Cranmore, Yarmouth, Isle of Wight, PO41 0XU

A spectacular coastal home, recently modernised to a high specification, in a secluded position enjoying magnificent Solent Views. The property comprises a 6500 square foot house, set over four floors including a potential annexe, extensive grounds including a woodland area with views over the Solent, in all, extending to 5.68 acres (2.29ha).

Guide Price- £2,150,000

GREENWOOD

Ground Floor

Lounge | Garden Room | Snug | Dining Room | Kitchen
Alfresco Terrace

First Floor

Master bedroom, with en-suite and dressing room
Two further double bedrooms, both en-suite

Second Floor

4th Bedroom, ensuite | Office | Three Balconies

Lower Ground Floor

Large double garage, with two bays | Plant Room
Machinery/Store Room

Annexe Kitchen area | Annexe Bathroom | Annexe Lounge | Annexe Bedroom

Gardens & Grounds

Formal Gardens and Grounds | Two sweeping driveways | Woodland area
Porch/Bar Area | Pond





SITUATION

Situated on one of the most sought after and secluded areas of the Island, Greenwood enjoys superb coastal views across The Solent, towards the New Forest National Park. The property is less than a 10-minute drive to the Island Ferry Terminals linking Yarmouth to Lymington.

Greenwood is situated in an Area of Outstanding Natural Beauty and on the edge of an ancient woodland. It is only a short walk to the National Trust managed Newtown Nature Reserve – perfect for sailing, swimming and bird watching. The historic harbour town of Yarmouth with an array of yachting and harbour facilities (with a mainland ferry link) a 10-minute drive to the west and the principal town of Newport is around a 15 minute drive to the east. Shalfleet Village shop is the nearest convenience store – the village also has a well-regarded village school, two pubs and a church.

The Isle of Wight is celebrated as an international yachting and sailing venue, with the annual Cowes Week Regatta in August attracting

competitors from all over the world. A full range of yacht and sailing clubs provide a social hub. There are nearby golf courses including Westridge, St Georges & Shanklin and Sandown Golf Club.

Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education from pre-school to sixth form on a daily, full or weekly boarding basis. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep and there are good feeder links to conveniently located public schools such as Winchester College and St Swithuns' in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Malborough College in Wiltshire.

The Island is blessed with a number of boutique hotels and restaurants, including The George in Yarmouth, The Royal in Ventnor; The Hut, Colwell Bay and Forrester's Hall, Cowes and The Smoking Lobster, Cowes.



HISTORY

Constructed in 1993, Greenwood has recently undergone major improvement. The house now enjoys underfloor heating to all bathrooms and kitchen, spotlights throughout, double glazing with aluminium windows and doors (with 10 year warranty), new UPVC soffits, gutters and fascia's, timber, glass and steel staircase, Hive System, new central heating system with aluminium slimline radiators in each room (including the annexe) and Arlo CCTV system.

Greenwood's neighbour is the iconic 'Campeillo' – a neo gothic folly constructed directly to the East (although can't be seen from the house), which sailors on the Solent often use as an important landmark.

GROUND FLOOR

The main entrance welcomes you into the impressive hall leading to the open plan kitchen, with high specification features including a four-oven oil-fired Aga, Quooker tap, recently installed low height Howdens kitchen units, all finished with white stone worktops. The ground floor is designed to create spacious and comfortable family accommodation enhanced by the open plan structure. To the north of the ground floor, you will find the dining room and lounge. The dining room is filled with plenty of natural light, perfect for entertaining with access to the large alfresco terrace area via French doors. Equally the spacious lounge, with wood-burning stove features two French doors onto the alfresco terrace. A large garden room leads from the kitchen, offering a relaxing space with delightful views across the garden and grounds. The garden room has planning permission granted under ref 22/00115/HOU for demolition of the existing garden room for a proposed additional accommodation/conservatory.









FIRST FLOOR

The first floor showcases three double bedrooms, all including ROCA modern style en suite shower-rooms and one with a dressing room. All three bedrooms are generous sized with views overlooking the grounds and Solent. On the first floor there is also a useful utility-room and large landing with two seating areas.

SECOND FLOOR

The second floor is arranged as an open planned office and bedroom area including an en suite shower room. This floor enjoys views over the Solent via the three balconies. This floor could be a master suite, if required.

LOWER GROUND FLOOR

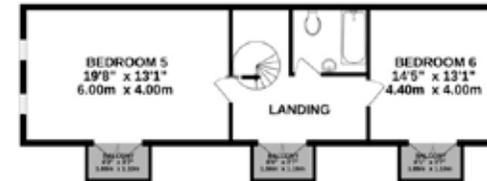
On the lower ground floor (which is self-contained from the principal house), there are several useful rooms, all of which have been improved throughout the vendors ownership. The lower ground floor extends to some 2460 sq. ft, including a potential annexe area. The lower ground floor includes a large garage area with concrete floor, two bay garage which currently houses the 2500 litre oil tank, plant room with new boiler, water pump, electric and plumbing paraphernalia, and a historic bank vault door. The potential annexe area could include a bathroom, lounge, bedroom, kitchen, and store area. There is a separate machinery/garden store.

Approximate Gross Internal Floor Area
616.4 sq.m or 6635 sq.ft
Not to scale.

New Plan incoming



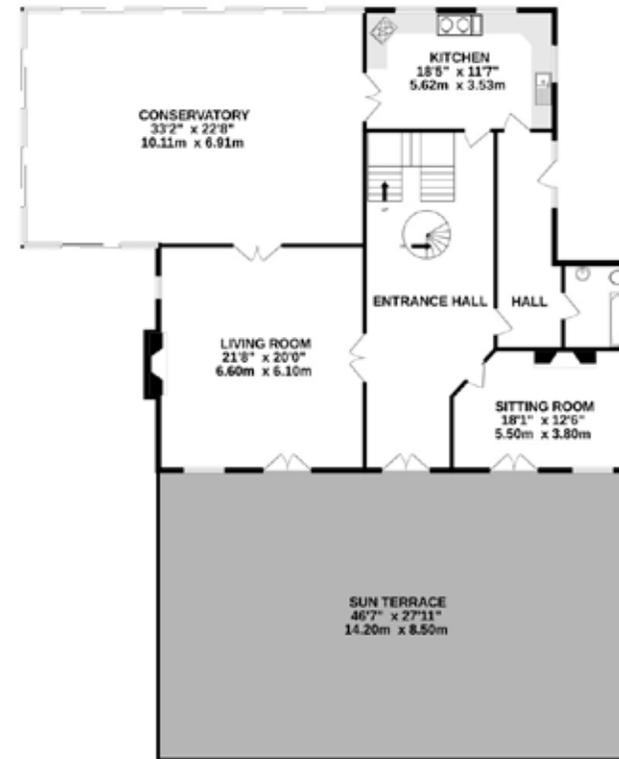
1ST FLOOR
1412 sq.ft. (131.1 sq.m.) approx.



2ND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



BASEMENT LEVEL
2460 sq.ft. (228.5 sq.m.) approx.



GROUND FLOOR
2152 sq.ft. (199.9 sq.m.) approx.







GARDENS AND GROUNDS

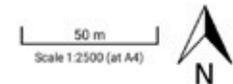
Greenwood is set within grounds of around 5.68 acres (2.29 ha) creating a parkland setting with two sweeping drives to the house. The woodland area extends to 1-acre, there is a pond, lawns, and a network of pretty paths around the property. This is all complimented by a porch/bar area perfect for evening entertaining.



Greenwood



Produced on Jul 20, 2023.
© Crown copyright and database right 2023 (licence number 100059532)



GENERAL REMARKS AND STIPULATIONS

Method of Sale

Greenwood is offered for sale by private treaty as a whole.

Tenure

Freehold.

Council Tax

Band G

EPC

D

Access

The access to Greenwood is along a privately owned lane (Seaview Road) owned by a third party. The Vendors contribute £70/annum for the upkeep and maintenance to the freeholder.

Planning

Planning permission was granted under 22/00115/HOU in 2022 for proposed single storey rear extension to create additional living accommodation. Further details can be made from the selling agents.

Services

Greenwood and the annexe are served by mains water and electric. Private drainage via a septic tank. The AGA is heated via oil.



///branded.speeded.member

Local Authority

Isle of Wight Council

Postcode

PO41 0XU

Plans, Areas and Schedules

IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM tested them.

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Fixtures And Fittings

BCM will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

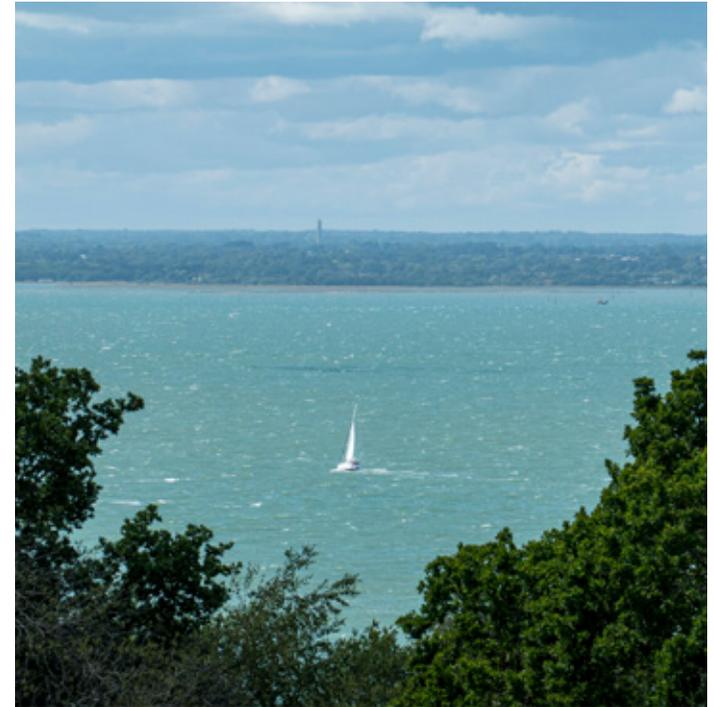
Viewings

Viewings strictly by appointment with BCM.

Selling Agent

BCM, Isle of Wight office
Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight,
PO30 3DE

NB. These particulars are as at July 2023 and photography taken July 2023.



EPC to follow



WINCHESTER

BCM, The Old Dairy, Winchester Hill,
Sutton Scotney, Winchester, Hampshire SO21 3NZ
T 01962 763 900 E info@bcm.co.uk

ISLE OF WIGHT

BCM, Red Barn, Cheeks Farm,
Merstone Lane, Merstone, Isle of Wight PO30 3DE
T 01983 828 805 E iow@bcm.co.uk

OXFORD

BCM, Sunrise Hill Yard,
East Ilsley, Newbury RG20 7LY
T 01865 817 105 E oxford@bcm.co.uk



rural property specialists