



Woodbury

Ningwood Hill | Cranmore | Yarmouth | Isle of Wight | PO41 0XP

FINE & COUNTRY

# Step inside

## Woodbury

Nestling in the midst of about three quarters of an acre of gardens is this delightful 1920s detached family home that backs onto the Ningwood Nature Reserve, on the outskirts of Cranmore. It is approached via a 33-metre drive where you can park up to a dozen cars and a vast front lawn, so it is a good distance from the main road, making it a very quiet and peaceful environment.

There is a charming arched entrance porch and period front door that leads to the long hall with the original staircase, with access to the rear garden and wood flooring that flows throughout the ground floor. A very large, triple aspect lounge/sitting area with a wide archway in between is impressive. It has a box bay window and a fireplace you can cosy up to on a winter's evening in the sitting area and the light and bright lounge at the other end with excellent views across the rear garden and the countryside beyond.

The large kitchen/dining room is equally delightful with its attractive pale blue units housing a variety of appliances including a built-in double oven, gas hob and dishwasher with a good-sized dining area with plenty of built-in shelving. There is also an adjacent utility room with laundry facilities.

Off the galleried landing you will find the newly configured first floor accommodation that includes the family shower room, a single bedroom that would make an ideal study or nursery and three double bedrooms. One has a wall of fitted wardrobes so makes an excellent dressing room while the main bedroom has an en suite double shower and French doors to a Juliette balcony, providing wonderful views over the Nature Reserve.

The large rear garden is mainly laid to lawn with a few trees and shrub borders so is quite easy to maintain. However, there is also a vast paved terrace for outdoor entertaining and relaxing in the sunshine or watching the amazing sunsets.





# Seller Insight

“ We bought this house a few years ago when we were increasingly spending time on the island. We love the semi-rural location and the convenience of public transport at the end of the drive that goes to Newport or Yarmouth so we are not isolated. We could also see the potential of the large garden and spacious and contemporary ground floor accommodation. The sunsets from our garden are beautiful and we love outdoor living, we view the garden as an extension to our living space and love dining outside in the summer months. We have been delighted to bring our gardens to life with the peace and tranquillity of the open countryside beyond the property. We have also updated the inside of our home with new bathrooms, reconfiguring the bedrooms and installing a Juliette balcony with views across the countryside from the main bedroom, we have lovingly modernised and updated our home both inside and out.

Our children are now leaving home so we feel it is time to downsize, although we shall be staying in the same area as we love the West Wight. There are plenty of areas to go for lovely walks and it is not far to the beach and only a five minutes' drive to Yarmouth. The village of Shalfleet is only a short distance with a choice of a couple of country pubs, equally we are close to Yarmouth which offers the views of the local harbour and solent, there's a good primary school locally and an excellent village shop selling a range of local produce.

As well as the ferry port and marina Yarmouth includes a 16th century castle, a Grade II listed pier that provides views across The Solent and a raft of restaurants, bars and individual shops. There is also nearby Tapnell Park and Fort Victoria Park.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







**Travel Information**

2.7 miles from Yarmouth to Lymington Ferry Terminal  
 10.4 miles from West Cowes to Southampton Ferry Terminal  
 11.9 miles from Fishbourne to Portsmouth Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit [www.islandbuses.info](http://www.islandbuses.info)

**Leisure Clubs & Facilities**

Freshwater Golf Club, Freshwater	5.1 miles
Yarmouth Sailing Club, Yarmouth	2.7 miles
West Wight Sports Centre, Freshwater	5.2 miles
Medina Leisure Centre, Newport	7.9 miles

**Healthcare**

Doctors Surgeries	
Brookside Health Centre, Freshwater	01983 758998
Yarmouth Surgery, Yarmouth	01983 758998
Medina Healthcare, Newport	01983 522198

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	6.9 miles (01983 822099)

**Education**

Primary Schools  
 Freshwater Early Years Centre, Freshwater 01983 755287  
 St Saviour RC Primary School, Totland 01983 752175  
 Yarmouth CE Primary School, Yarmouth 01983 760345  
 Shalfleet CE Primary School, Shalfleet 01983 760269  
 Hunnyhill Primary School, Newport 01983 522506

Secondary Schools/Colleges  
 Christ The King College, Newport 01983 537 070  
 Carisbrooke College, Newport 01983 524651  
 Medina College, Newport 01983 526523  
 Island Innovations V1 Form Campus, Newport 01983 522886  
 Ryde School with Upper Chine (Private), Ryde 01983 562229  
 Isle of Wight College, Newport 01982 526631

Learning Assisted Schools  
 Medina House School, Newport 01983 522 917  
 St. Georges School, Newport 01983 524 634  
 St Catherine's School, Ventnor 01983 852722

**Entertainment**

Restaurants / Bars  
 Sun Inn, Calbourne  
 Horse & Groom, Ningwood  
 New Inn, Shalfleet  
 Blacksmith Arms, Calbourne  
 On the Rocks, Yarmouth  
 Off The Rails, Yarmouth  
 The Wheatsheaf, Yarmouth  
 Salty's, Yarmouth

These bars and restaurants are available within a 10-minute drive of this home.

**Local Attractions / Landmarks**

Carisbrooke Castle, Carisbrooke  
 Fort Victoria, Yarmouth  
 Yarmouth Castle, Yarmouth  
 The Needles Pleasure Park, Alum Bay  
 The Needles Old Battery & New Battery, Alum Bay  
 Dimbola Museum & Galleries, Freshwater  
 Tapnell Farm Park, Yarmouth  
 Farringford House (Home of Lord Tennyson), Freshwater

### Ground Floor

Approx. 57.8 sq. metres (622.6 sq. feet)



### First Floor

Approx. 59.0 sq. metres (634.7 sq. feet)



### GROUND FLOOR

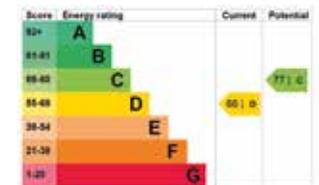
Entrance Hallway	
Kitchen / Dining Room	22'8 x 9'10
Utility Room	
Sitting Area	12' x 10'8
Lounge	10'11 x 10'8

### FIRST FLOOR

Landing	
Bedroom 1	12' x 10'8
En-Suite Shower Room	
Bedroom 2	16'8 x 9'11
Bedroom 3	13'10 x 10'8
Bedroom 4	6'11 x 6'
Shower Room	

### OUTSIDE

Ample Off Road Parking  
Extensive Front & Rear Gardens  
Patio / Terrace



Council Tax Band: G  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed





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