



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  
St Saviour RC Primary School, Totland  
Yarmouth CE Primary School, Yarmouth  
Shalfleet CE Primary School, Shalfleet  
Hunnyhill Primary School, Newport

Secondary Schools/Colleges  
Christ The King College, Newport  
Carisbrooke College, Newport  
Medina College, Newport  
Island Innovations V1 Form Campus, Newport  
Ryde School with Upper Chine (Private), Ryde  
Isle of Wight College, Newport

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

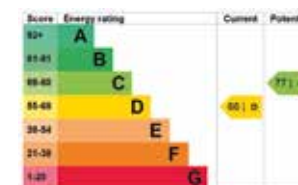
Entrance Hallway	
Kitchen / Dining Room	22'8 x 9'10
Utility Room	
Sitting Area	12' x 10'8
Lounge	10'11 x 10'8

## 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





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