

## Newport, Isle of Wight



- **2 Bedroom Toll Cottage**
- **Beautifully Presented**
- **Highly Desirable Position**
- **Character and Period Charm**
- **Chain Free**



## About the property

Nestled in the highly sought-after Castle Road area, between Newport and Carisbrooke, this enchanting two-bedroom detached cottage dates back to the 1830s and is believed to have originally served as the toll house for the historic Carisbrooke Castle. Full of charm and character, the property has been tastefully refurbished to a high standard, blending its period features with modern comforts.

Tucked away off the road, the cottage enjoys a peaceful, private setting, surrounded by generous wraparound gardens that capture the sun throughout the day. The outdoor space provides an ideal setting for relaxation, entertaining, or simply enjoying the tranquil atmosphere.

Internally, the home is beautifully presented. The ground floor offers two versatile reception rooms and a stylish, modern fitted kitchen. Upstairs, you'll find two well-proportioned bedrooms and a spacious family bathroom, all enhanced by period-style windows and original character features that echo the property's rich heritage.

Previously run as a successful holiday-let business, this property also offers fantastic potential for those looking for an investment opportunity, second home, or full-time residence.

Perfectly located within walking distance of Carisbrooke Castle, Victoria Recreation Ground, and the charming Carisbrooke High Street. Just a short stroll in the opposite direction takes you to the centre of Newport, the island's principal town with its range of shops, eateries, and transport links.

Offered to the market chain-free, this is a rare opportunity to acquire a truly unique Grade II Listed period home in a prime Island location.

Local Authority - Isle of Wight Council  
Council Tax Band - C  
Tenure - Freehold

## Accommodation

### GROUND FLOOR

Entrance

Dining Room 12'2 x 9'2

Kitchen 9'3 x 8'2

Lounge 11'4 x 9'6

### FIRST FLOOR

Landing

Bedroom 1 12'2 x 9'2

Bedroom 2 11'5 x 9'6

Bathroom

### OUTSIDE

Wrap Around Gardens

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

Ground Floor  
Trigg House  
Monks Brook  
St. Cross Business Park  
Newport  
Isle of Wight  
PO30 5WB

Tel: 01983 525710  
Email: [sales@triggiov.co.uk](mailto:sales@triggiov.co.uk)

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		