

Newport, Isle of Wight



- **Stunning rural position**
- **Wonderful views across countryside**
- **Off road parking and large garden**
- **Easy Access to Newport and Carisbrooke**
- **Beautiful kitchen diner**



About the property

Country living at its best! Those looking for the peace and tranquility of rural living and still benefiting from easy access to the Characterful Carisbrooke village or the Island's principal town of Newport can truly have the best of both worlds.

Set amongst rolling hills, wildlife and some wonderful walks and trails will love the position this cottage has to offer. Deer, red squirrels and horses for neighbours mean that this property is perfect for any buyers looking for a life in the country.

Driveway parking for several cars, the property has good sized outside space, particularly to the rear with a private and sunny rear garden. The garden is fairly low maintenance but has the potential for anyone looking to create their own space. There is a patio accessed from the conservatory, great for relaxing or socialising with friends and family.

Internally, the property is surprisingly spacious with a very modern, well designed kitchen/diner, which provides a hub to the home. There is a large lounge and separate conservatory as well as a handy WC. The first floor offers three bedrooms with a very large master with en-suite shower overlooking the adjacent lake which again is often filled with wildlife. The two other bedrooms are complimented by a family bathroom and further to this accommodation, there is an additional loft room too.

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

Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom W/C

Kitchen 19'3 x 9'6

Lounge/Diner 20'1 x 13'

Conservatory 17' x 15'2

FIRST FLOOR

Landing

Bedroom 1 19'3 x 9'6

En-suite Shower Room

Bedroom 2 11' x 6'4

Bedroom 3 11' x 6'4

Bathroom

Loft Room 13'9 x 11'

OUTSIDE

Driveway

Rear Garden

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

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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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			