Trighomes.
Buy • Sell • Rent

£299,950 Freehold

Newport, Isle of Wight

- **OPEN HOUSE SATURDAY 17TH OCTOBER - VIEWING BY APPOINTMENT ONLY**
- **Charming Period Home In the Heart of Newport Chain Free!**
- **Beautifully Restored & Renovated Throughout**
- **4 Bedrooms, South Facing Rear Garden**
- **Re-wired, Re-Plumbed, New Roof**

Call 01983-525710 to view this home, or visit www.triggiow.co.uk for more details.

The Property Ombudsman

About the property

OPEN HOUSE SATURDAY 17TH OCTOBER - VIEWING BY APPOINTMENT ONLY

A Beautifully Restored Victorian Merchant's House in the Heart of Newport

Situated in one of Newport's most desirable and characterful locations, just a stone's throw from the picturesque Medina Quay and only a short stroll from Newport High Street, this handsome late-Victorian merchant's house offers an exceptional blend of period charm and contemporary living. With shops, cafés, bars, restaurants and excellent public transport links all within easy walking distance, the property enjoys a level of convenience rarely found in such a distinctive period home.

Boasting striking kerb appeal and an imposing façade, this attractive property dates back to the late 1800s and has recently undergone an extensive programme of renovation and improvement. Great care has been taken to preserve its original character while introducing the modern comforts expected by today's buyers.

The accommodation is arranged over three floors and has been refurbished to an impressive standard throughout. The heart of the home is the stunning newly fitted kitchen, finished to an excellent specification and complete with a full range of integrated appliances including a dishwasher, washing/dryer, fridge freezer oven & hob. The kitchen retains a wonderful sense of character with a feature fireplace, creating a warm and inviting space for everyday living.

Also on the ground floor is a convenient WC and a versatile reception room, ideal as a formal dining room, cosy snug or even a fourth bedroom if required. This room opens directly onto the south-facing rear garden, a wonderfully private and sheltered outdoor space that enjoys sunshine throughout much of the day. Enclosed by attractive walls, the garden features a patio area with space for a lawn, or alternatively could be landscaped with gravel, pots and planting to create a low-maintenance courtyard retreat.

The first floor is home to a particularly impressive bay-fronted sitting room, a generous and elegant space centred around a feature fireplace. The bay window provides pleasant views down Quay Street towards Medina Quay, further enhancing the property's connection to its historic surroundings. Also on this floor is a beautifully refurbished family bathroom, finished to a high standard with contemporary fittings.

The second floor comprises three well-proportioned bedrooms, all bright and airy, with two of the rooms benefitting from attractive original feature fireplaces. Each room has been thoughtfully renovated, creating comfortable and stylish accommodation ready for immediate occupation. Beyond the cosmetic improvements, the property has benefited from substantial investment, including a brand-new roof, complete rewiring, new gas fired heating and boiler, double glazing and cavity wall insulation, providing peace of mind for years to come.

This exceptional home will appeal to a wide range of buyers, from families seeking spacious accommodation to professionals wanting a character property within easy reach of Newport's amenities. Combining period elegance, modern efficiency and an enviable central location, this is a rare opportunity to acquire a truly special home.

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

"In accordance with Section 21 of The Estate Agents Act 1979 please note that the vendor is a Director of IOW Residential Limited t/a Trigghomes"

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen/Diner 12'10 x 11'5

Dining Room//Bedroom 4 13' x 8'9

Downstairs Cloakroom WC

FIRST FLOOR

Landing

Sitting Room 15' x 14'9 into bay

Family Bathroom

SECOND FLOOR

Landing

Bedroom 1 12'6 x 11'3 max

Bedroom 2 13'1 x 8'5

Bedroom 3 9'6 x 6'

OUTSIDE

Newly Laid Patio

Rear Garden

Permit Parking

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

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To arrange a viewing contact one o f our team on

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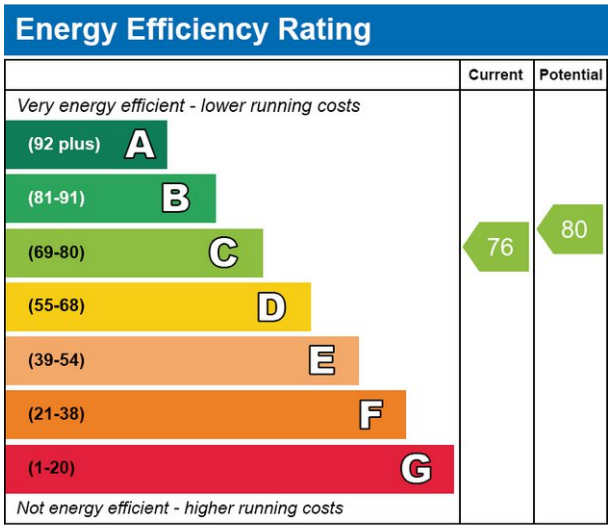

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