

Newport, Isle of Wight



- **Stunning rural Property**
- **Unique, architecturally designed Eco home**
- **Approx 4 acres of woodland**
- **Wonderful views**
- **Chain free**



About the property

A wonderful opportunity to purchase an exceptional modern home, offering stunning rural surroundings, views and a lifestyle to match. This family home comes to the market offering 4 acres of ancient woodland, large garden space and yet the convenience of being able to pop into Newport with relative ease.

A stunning part of the Island and an AONB, renowned for its rolling countryside, abundance of Wildlife and horse riding. The property sits up a quiet country lane, that even most locals wouldn't know was there. Close to the Island's cycle track, which links through to Cowes and Sandown, the infamous Carisbrooke Castle and stunning bridle paths that surround the location.

Fit for modern living, this detached home offers superb ECO credentials with a very high EPC rating including Air Source heat pumps, solar panels and modern building methods that meet the demands of the 21st Century.

Beautiful internal spaces are utilised to ensure the views and surroundings of the countryside can be enjoyed on the inside too. A vaulted, glass entrance and social spaces with bi-folding doors onto the rear garden create a space that is ensuring you enjoy landscape as much as possible.

The property currently offers three bedrooms, which could be relatively easily four whilst there is a family bathroom, en-suite to the master and downstairs WC too. The living spaces also benefit from a useful utility room and plenty of storage space.

Outside, the woodlands and gardens are an impressive exterior for the location and provide a real sense of escapism from the hustle and bustle of modern living. The owners have also created a chalet and park home as holiday letting units within the land but with a degree of separation from the main home. This will provide the next owners with plenty of income potential too or perhaps multi-generational living opportunity

Council Tax Band F

Accommodation

GROUND FLOOR

Entrance Hall 16'2 x 13'7 L-shape

Lounge 21'9 x 15'1

Kitchen/diner 32'6 x 15'5

Pantry 10'0 x 7'0

Utility room 15'1 x 9'1

Wet room

FIRST FLOOR

Landing 15'7 x 13'7

Bedroom 1 20'4 x 13'3 dressing room

En-suite

Bedroom 2 19'7 x 15'1

Bedroom 3 15'4 x 11'7

Bathroom 15'5 x 6'8

OUTSIDE

Woodland extending for approximately 4 acres

Large Lawned Garden

Patio and Sun Terrace

Separate Chalet & Parkhome

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

triggio.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	96	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		