



£700,000

GREAT WHITCOMBE COTTAGE, WHITCOMBE ROAD, NEWPORT, ISLE OF WIGHT, PO30 3DY

- Detached cottage
- Grade II Listed
- Four bedrooms
- Two attic rooms
- Stunning panoramic countryside views including views of Carisbrooke Castle

Hose
Rhodes
Dickson





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GREAT WHITCOMBE COTTAGE, WHITCOMBE ROAD, NEWPORT, ISLE OF WIGHT, PO30 3DY

This stone built Grade II listed cottage dates back to late 18th century, having never been to the open market, offers an abundance of character. Situated in a designated area of outstanding natural beauty, the property was originally two separate dwellings which have now been combined to form Great Whitcombe Cottage. The property comprises a spacious living room, dining room, kitchen with a pantry, utility and WC on the ground floor, four bedrooms and bathroom at first floor level and two attic rooms at second floor level. This property could be an exquisite country home following a sympathetic renovation.

The cottage is located on the outskirts of the village of Carisbrooke and set back from the main road in large grounds of approx. 1/2 acre enjoying stunning panoramic countryside views and views of Carisbrooke Castle. There are plenty of countryside walks close by as well as many cycle routes.

Door into-

ENTRANCE PORCH Dual aspect via windows to sides. Lighting. Tiled flooring. Door into-

LIVING ROOM 20' 00 max" x 18' 09 max" (6.1m x 5.72m)

A spacious room with dual aspect via two deep set double glazed windows to the sides. Multi-fuel log burning stove. Under stairs storage cupboard. Tiled flooring. Radiator. Stairs to first floor. Door into-

DINING ROOM 11' 11" x 15' 02" (3.63m x 4.62m) Solid fuel Rayburn. Deep set double glazed window to side. Radiator. Laminate flooring.

KITCHEN 11' 05" x 7' 10" (3.48m x 2.39m) Fitted with a range of base units with work surface over incorporating a single drainer stainless steel sink unit with mixer tap. Space for freestanding slimline dishwasher. Space for under counter fridge/freezer. Tiled flooring. Cupboard. Walk in pantry with window to side. Deep set double glazed window to side. Range Master electric range cooker with four hobs. Door into-

UTILITY ROOM 12' 05" x 5' 01" (3.78m x 1.55m) Space and plumbing for washing machine and tumble dryer. Tiled flooring. Stable door to rear garden. Window to rear. Door into-

WC Depressed lever flush WC. Obscured window to rear.

FIRST FLOOR LANDING Doors into-

BEDROOM ONE 13' 06 max" x 15' 09 max" (4.11m x 4.8m)

A double room with deep set double glazed window to side. Radiator.

BEDROOM TWO 12' 04" x 13' 03" (3.76m x 4.04m)

A double room with deep set double glazed window to side. Radiator.

BEDROOM THREE 15' 09 max" x 8' 08 max" (4.8m x 2.64m)

A double room with deep set double glazed window to front. Over stairs storage cupboard. Radiator. Stairs to second floor.

BEDROOM FOUR 13' 07" x 8' 05" (4.14m x 2.57m)

A double room with deep set double glazed window to rear. Radiator. Storage cupboard.

BATHROOM 9' 07" x 5' 08" (2.92m x 1.73m) Fitted with a white suite comprising panelled bath with shower over, wash basin and depressed lever flush WC. Tiled splashback. Spotlights. Radiator. Deep set double glazed window to side.

SECOND FLOOR -

ATTIC ROOM ONE 19' 05" max x 11' 02" max (5.92m x 3.4m)

Triple aspect via two windows to sides and one gothic arch style window to front. Radiator.

ATTIC ROOM TWO 15' 00" max x 11' 10" max (4.57m x 3.61m)

Triple aspect via two windows to sides and one gothic arch style window to rear. Radiator.

HEATING Central heating to a radiator system via solid fuel Rayburn.

OUTSIDE A long driveway providing ample parking for multiple vehicles leads to the front porch and runs along the side of the cottage to the rear garden within the lawned grounds, with a variety of mature shrubs and fruit trees, of approx. 1/2 acre which extends to the rear and wraps around to the sides and leads to further land which offers a keen gardener potential to landscape further.

Tenure Freehold

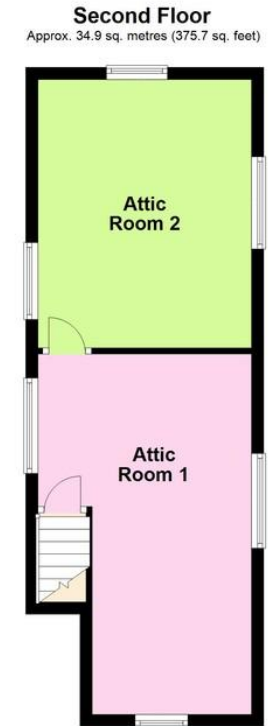
Council Tax Band: E





Where to find the property

Great Whitcombe Cottage, Whitcombe Road, Newport, Isle Of Wight, PO30 3DY



Total area: approx. 176.3 sq. metres (1898.1 sq. feet)

This plan is for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate. Plan produced using PlanUp.

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

Call our Newport office to arrange a viewing

01983 521144 or email newport@hrdiw.co.uk

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