



Ashbrook Blackwater Hollow, Newport, Isle of Wight, PO30 3BJ

**Guide Price £537,500**





Extremely well presented four bedroom detached home in rural Newport. Two reception rooms and office combine to form one residence or revert back to two properties, one being a self contained annexe with its own entrance- could provide excellent space for multi generational living or work from home with own entrance.

A beautiful garden with several seating areas and a driveway that is large enough for four or more vehicles. This flexible home has to be seen to appreciate all it offers.

#### A well presented detached four bedroom house

Conveniently located yet retaining its rural charm, this property offers the best of both worlds. Newport's amenities are just a short distance away ensuring easy access to schools, shops, restaurants and cultural attractions. Two reception rooms, office and kitchen with breakfast bar are incorporated into one house however it can be converted into a self contained internal annexe and separate residence. This versatile home has attractive rear gardens leading to a stream as well as a front driveway for multiple vehicles.

#### Interior

Main Residence:

As you step through the welcoming entrance room, you are welcomed by a cosy sitting room adorned with characterful features. A rustic log burner is nestled into a brick chimney breast providing both warmth and a focal point for relaxed evenings. Ample natural light pours in through the patio doors, creating a lovely connection with the garden and surrounding countryside.

A utility/storage area adds practicality, while the large dining room has built in storage and a convenient office leads off from here.

The kitchen, with its blend of cream 'Shaker' wall and base units includes an integral dishwasher and washing machine. A breakfast bar at the kitchen island provides a casual dining space and pretty mosaic tiles on the walls complement the black, cream, and oak-coloured decor. The kitchen is designed for both functionality and aesthetic appeal, with ample space for a large fridge-freezer and a range cooker.

Another utility room leads to an internal garage/storage room with a convenient door opening to the garden, offering practicality and easy access to outdoor spaces. There is the additional convenience of a downstairs cloakroom.

On the first floor are three double bedrooms with a further principal bedroom having a walk in dressing room. The landing has a delightful area to sit and gaze out to the garden, with double doors opening to a glass Juliette balcony. An elegant fully tiled bathroom has a freestanding tub and separate shower cubicle. The overall decor throughout the property is carefully curated creating a harmonious blend of modern living and traditional charm.





(Potential) Annexe:

The original self-contained annexe is currently configured as the dining room, office, principal bedroom and dressing room. This presents a unique opportunity for diverse usage with its own separate entrance door and staircase ensuring privacy and independence. This space can be easily converted back into a fully self-contained unit with a bedroom, sitting room, shower room and kitchen.

#### Exterior

Surrounded by lush greenery, the property's outdoor spaces are a testament to the beauty of rural living. The gardens with mature trees provide a serene backdrop and various sitting areas offer the perfect spots to enjoy the sun at different times of the day. This property extends the living experience into the great outdoors from the streamside seclusion, at the end of the garden, to the decked areas and pergola retreats. Each element of the outdoor spaces contributes to the overall sense of peace, quiet and natural beauty. Adjacent to the house is a thoughtfully designed decked area providing an ideal space for outdoor gatherings and al fresco dining. A separate central pergola covers a second decked area forming a 'Moroccan' haven and introduces a touch of exotic elegance to the outdoor experience where you can unwind in style and comfort (furnishings not included in sale).

The large block paved frontage has double gates to one side to provide an 'in and out' driveway.

#### Summary:

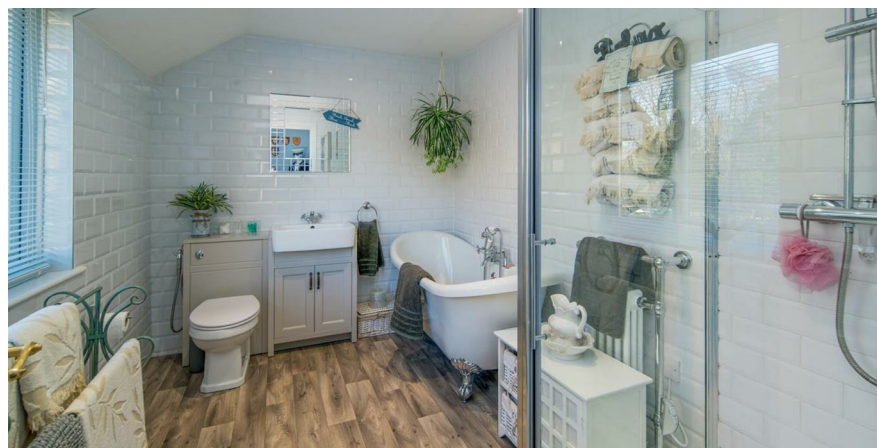
With the possibility of reverting part back to a self-contained annexe, this home is a rare gem. Whether you're looking for a family home with flexible living spaces or envision a multi-generational living arrangement, this property promises a lifestyle enriched by the warmth of its interiors and the beauty of the Isle of Wight's countryside.

#### Newport

The Island's capital, providing all the major amenities including supermarkets, shops, The Isle of Wight College for further education, cinema, entertainment venues, bars and restaurants as well as St Marys Hospital. Great road and bus route links to the rest of the Island with its almost central location. Blackwater is on the southern edge of Newport.

#### Further Information

Tenure: Freehold  
EPC: F  
Council tax band: E  
Electric throughout property  
No gas connection  
Mains drainage



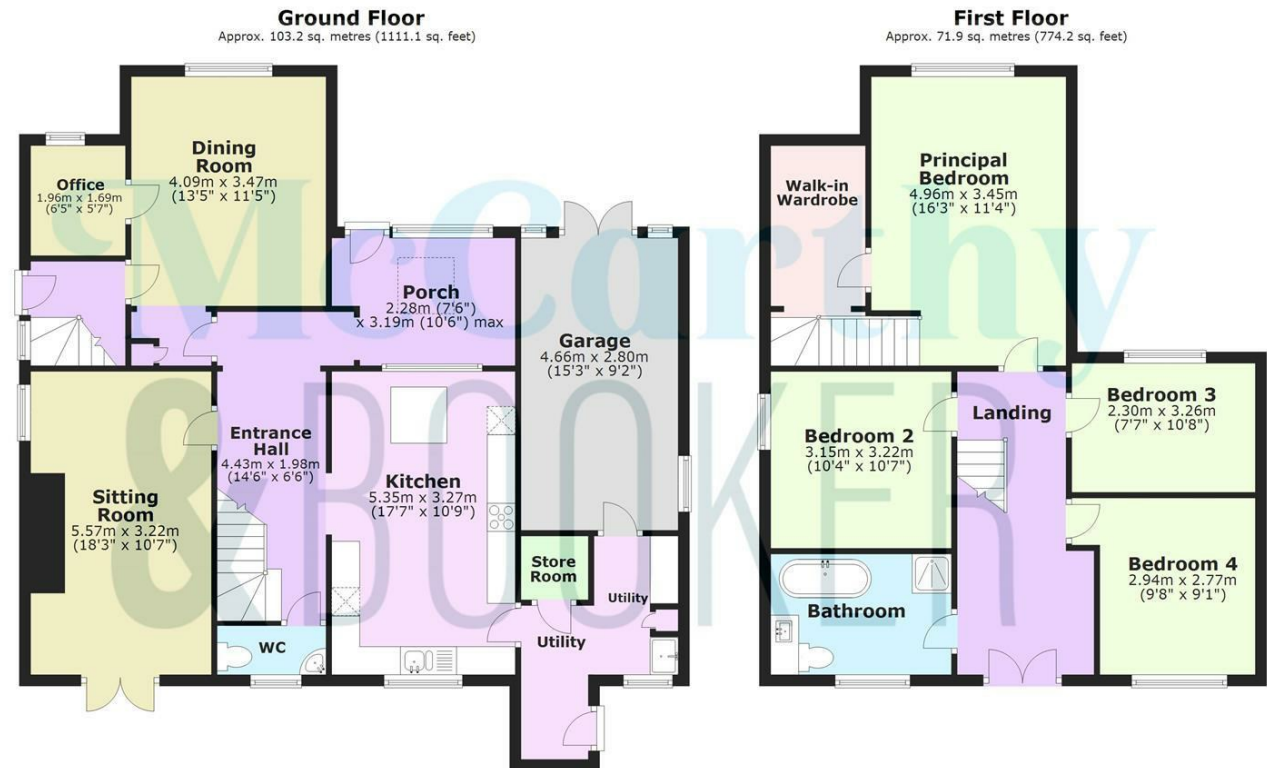
## Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 175.1 sq. metres (1885.3 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited www.silverarchps.co.uk  
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