

**School Lane, Carisbrooke, Newport**



- **3 Bedroom Cottage**
- **Beautifully presented**
- **Large, Sunny rear garden**
- **Open plan Kitchen**
- **Walking distance of Village and Castle**



## About the property

A charming period cottage in Carisbrooke Village, this stunning home comes to the market in fabulous condition with an excellent rear garden and some fantastic walks on the doorstep. The property offers an open plan kitchen/diner and a cosy lounge to relax in.

Carisbrooke is a characterful area with a charming High Street including local Co-op, pubs and amenities. There are good schools close by, some wonderful countryside including the historic Carisbrooke Castle which is steeped in local history.

Internally the property is presented beautifully and still retains the charm you would hope for in a period semi-detached cottage. The living spaces are surprisingly well sized with a large open plan kitchen and currently a music area. There are three bedrooms which are complimented by a family bathroom and additional WC.

The position of the property very much denotes that of a quiet village lane and therefore the garden is quiet, private and catches the sun too. It's the perfect place for young families, buyers with dogs or those with green fingers looking to create something of their own.

Council Tax Band B

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 13'4 x 10'9

Kitchen/Diner 18' x 10'9

Music Room 13'2 x 6'7

Bathroom

### FIRST FLOOR

Landing

Bedroom 1 11' x 10'8

Bedroom 2 11' x 8'

Bedroom 3 8'3 x 6'3

Separate WC

### OUTSIDE

Front Garden

Side Access

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

## CONTACT US

Ground Floor  
Trigg House  
Monks Brook  
St. Cross Business Park  
Newport  
Isle of Wight  
PO30 5WB

Tel: 01983 525710  
Email: [sales@triggiov.co.uk](mailto:sales@triggiov.co.uk)

## 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](http://triggiov.co.uk)**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			