



Guide Price £465,000  
WISTERIA COTTAGE, HIGH STREET, NEWCHURCH, PO36 0NF



## A BLEND OF GREAT CHARM PLUS MODERN LUXURIES!

Right in the very heart of this pretty rural village, this very pretty attached CHARACTER COTTAGE has been extensively refurbished and re-modelled, with fresh decor and new flooring throughout. The property comprises a pretty sitting room, superb open-plan arrangement of living, dining and sun rooms plus a stylish kitchen and conservatory. There are also 3 DOUBLE BEDROOMS, a luxurious shower room plus 2 separate WCs (one on each floor). Just some of the other benefits include GAS CENTRAL HEATING (recently installed boiler), double glazing, attractive fireplaces, private SECLUDED GARDEN plus PARKING for up to 3 vehicles. Newchurch is such a charming location - with highly reputed primary school, church and public house - with all principal Island towns being within approximately 15 minutes drive. Very well worth a visit.

### ACCOMMODATION:

Double glazed entrance door to:

### ENTRANCE LOBBY:

Welcoming lobby with entrance mat flooring. Alcove with fitted coat hooks and space for shoes/boots. Wall mounted lantern. Door to:

### OPEN PLAN LIVING/DINING ROOM:

Dining Area: Characterful carpeted room with beamed ceiling. Double glazed window to front with marble window sill. Feature ornamental niche. Large radiator. Door to Inner Hallway. Step up to:

Living Area: Spacious and airy reception room. Feature fireplace with marble mantle and hearth, fitted with flame effect gas fire. Beamed ceiling. Wall lighting. Radiator. Carpeted flooring. Open aspect into:

### SUN ROOM:

Bright room with recently replaced thermal polycarbonate roof. Double glazed doors opening to garden. Double glazed window to rear. Wall lighting. Double glazed doors and short staircase up to Conservatory. Wood effect luxury vinyl flooring. Doorway to Inner Hallway. Steps up and open aspect to:

### KITCHEN:

A very sleek kitchen comprising range of cupboard and drawer units with contrasting composite work surface and upstand. Inset sink unit with coiled mixer tap. Space for Range cooker, dishwasher and tall fridge/freezer. Tiled splashback to sink and cooker area. Cupboard housing Glow-worm boiler. Skylight window. Beamed ceiling. Fitted shelving. Radiator. Continuation of wood effect luxury vinyl flooring.

### CONSERVATORY:

Double glazed conservatory with polycarbonate roof. French doors opening to garden. Carpeted flooring. Wall lighting. Radiator.

### INNER HALLWAY:

Carpeted inner hall with stairs to First Floor with shelved cupboard under. Coat hooks. Recessed downlighters. Door to Utility Room. Door to:

### SITTING ROOM:

Charming reception room with double glazed windows x 2 to front. Feature brick fireplace with wooden mantle, stone hearth and wood burner. Wall lighting. Beamed ceiling. Carpeted flooring. Radiator.

### UTILITY ROOM:

Well proportioned utility with space and plumbing for washing machine and tumble dryer. Built-in work surfaces and fitted shelving. Cupboard housing electric meter. Obscured double glazed window to side. Wood effect vinyl flooring. Door to:

### DOWNSTAIRS W.C.:

White suite comprising a pedestal wash hand basin with mirror above and low level w.c. Half tiled walls. Obscure double glazed window to side. Continuation of wood effect flooring.

### FIRST FLOOR LANDING:

Carpeted flooring. Over-stairs storage area. Doors to:

### BEDROOM 1:

Generous double room with double glazed window to front. Feature fireplace with painted wooden surround and mantle. Carpeted flooring. Radiator.

### BEDROOM 2:

A second spacious double room with double glazed window to front. Feature fireplace with painted wooden surround and mantle. Carpeted flooring. Radiator.

### BEDROOM 3:

Good sized double room with skylight window to rear. Carpeted flooring. Radiator. Open to storage area with hanging rail and return door to Landing.

### SHOWER ROOM:

Stylish white suite comprising a bowl wash basin with mixer tap set on a vanity unit with ample shelf and cupboard storage below; large walk-in shower with glass surround and mixer waterfall shower head and handset. Dual aspect double glazed windows to side and rear. Half tiled walls and tiled flooring. Heated towel rail. Radiator. Underfloor heating.

### SEPARATE W.C.:

White suite comprising a pedestal wash hand basin with mirror above and low level w.c. Access to loft. Obscured double glazed window to side. Built-in shelf. Tiled flooring. Recessed downlighters.

### GARDEN:

To the rear of the property are steps up to a very private and sheltered garden with well stocked beds of mature shrubs trees and plants. Patio seating area with inset pond. Wood store. Outside tap, power and light. Sheds x 2 (one being new with solar lighting). Archway and steps up to:

### DRIVEWAY:

Gated gravelled driveway offering parking for 3 cars. Solar lighting leading from the driveway to the house.

### USEFUL PROPERTY INFORMATION:

Tenure: Freehold \* Council Tax Band: D.

Gas boiler: 2 years old.

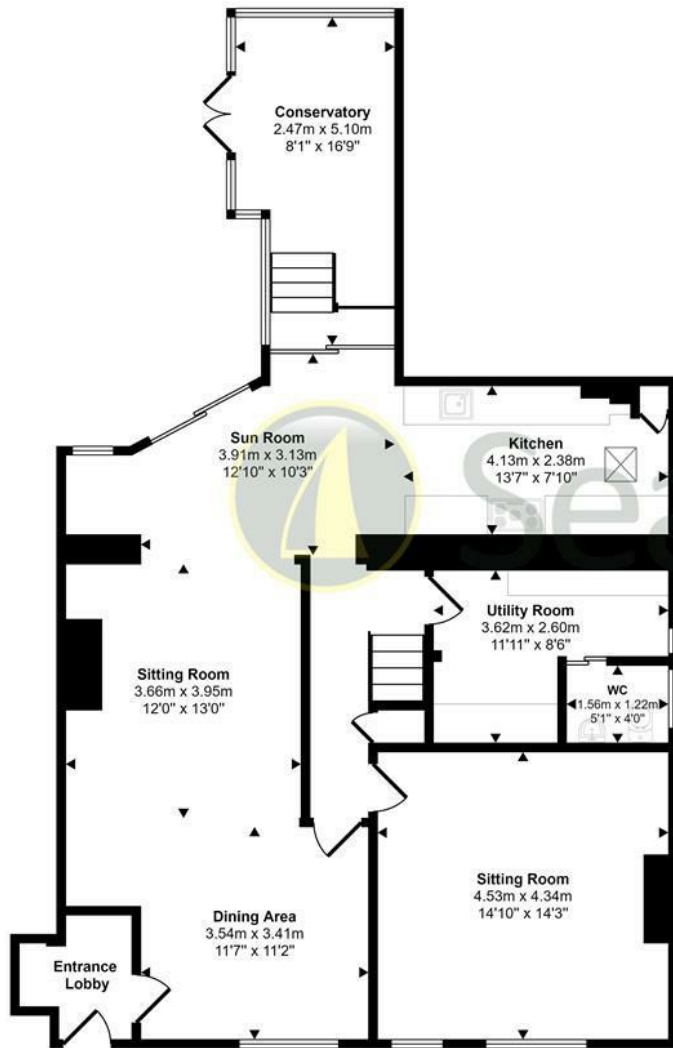
Wood burner and flue: 2 years old, annually serviced.

Wightfibre 500 is fitted at the property.

### DISCLAIMER:

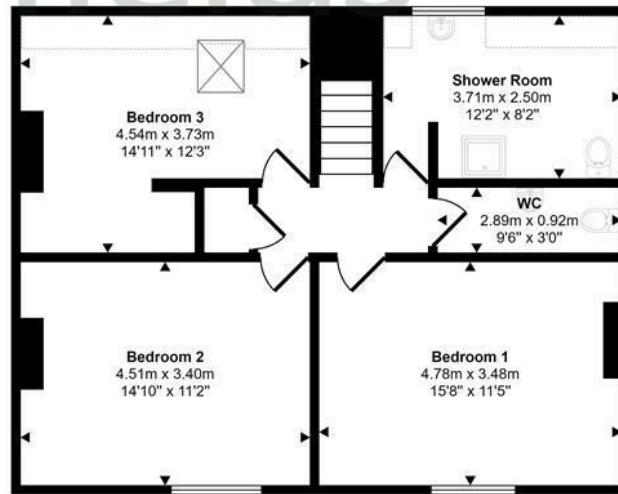
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
175 sq m / 1881 sq ft



Ground Floor  
Approx 107 sq m / 1148 sq ft

Denotes head height below 1.5m



First Floor  
Approx 68 sq m / 734 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>64</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>77</b>

