



Guide Price £285,000

THE OLD BAKERY, HIGH STREET, NEWCHURCH, PO36 0NF



Seafields

## **A TRULY DELIGHTFUL AND UNIQUE COUNTRY COTTAGE!**

Set within the very heart of the sought after rural village of Newchurch, this semi-detached very **PRETTY COTTAGE** offers such charm and is located moments from the local church, public house, primary school ... and lovely country walkways. On entering, one is greeted by such character, with the **2 STOREY** accommodation including an open-plan L-shaped kitchen/sitting/dining room, with the ground floor also offering a downstairs cloakroom/wc. The versatile first floor offers **2 DOUBLE BEDROOMS** (one being a perfect dressing room) plus a large open plan hobbie room/snug - and quality shower room. Benefits include gas central heating plus a large enclosed courtyard garden - a great space for al fresco dining, entertaining ... and relaxing. Certainly perfect for those seeking a **RURAL LIFESTYLE**. Newchurch is ideally situated less than 15 minutes to the major towns of Ryde, Newport and Sandown - so The Old Bakery offers great convenience as well as country style living.

### **ACCOMMODATION:**

Double glazed entrance door to:

### **OPEN-PLAN LIVING:**

A charming triple aspect L-shaped room with engineered wood flooring offering:

#### **Kitchen Area:**

Modern fitted kitchen comprising smart range of matching pale blue fronted cupboard and drawer units with contrasting solid wood work surfaces over incorporating inset sink unit. NEFF 5-ring gas hob with electric oven under and extractor over. Space for dishwasher and 'American' style fridge/freezer. Double glazed windows to front and rear. Latch door to Cloakroom/wc. Open aspect into:

#### **Sitting/Dining Room:**

An attractive, most comfortable reception room with continuation of engineered wood flooring and carpeted stairs to first floor. Double glazed bow window to front with deep sill, and large triple glazed door to rear garden. Radiators x 2. The original 'bread oven' - a lovely feature dating back to circa 1700s - still exists (not used).

#### **DOWNSTAIRS W.C.:**

Modern white suite comprising w.c. and wash basin with mosaic tiled splash back. Continuation of engineered wood flooring. Double glazed window to side. Radiator.

#### **FIRST FLOOR: HOBBIE ROOM/SNUG:**

A large carpeted landing - also used as snug/study/hobby room (current owners have furnished with bed-settee!) with vaulted, panelled ceiling. Double glazed windows to front and side, plus additional Velux offering ample natural light. Corner work surface with plumbing for washing machine beneath. Latch doors to Bedroom 2 and Shower Room.

#### **BEDROOM 2:**

Good sized double bedroom (currently utilised as dressing room) and full width triple glazed windows x 3 over-looking rear garden. Radiator. Wood effect flooring. Latch door to:

#### **BEDROOM 1:**

Attractive double bedroom with part-vaulted ceiling and 3 x triple glazed windows over looking rear garden. Radiator. Wood effect flooring.

#### **SHOWER ROOM:**

Modern white suite comprising large fully tiled shower cubicle with hand held and storm shower units; vanity unit incorporating circular sink unit and w.c. Luxury vinyl flooring. White heated towel rail. Extractor.

#### **GARDEN:**

A good sized, very private rear courtyard patio/shingle garden - with a rockery, well stocked with an array of plants and shrubs. Garden sheds x 2. Gated access to front.

#### **HARDSTANDING:**

Small hardstanding to front of property.

#### **TENURE:**

Freehold

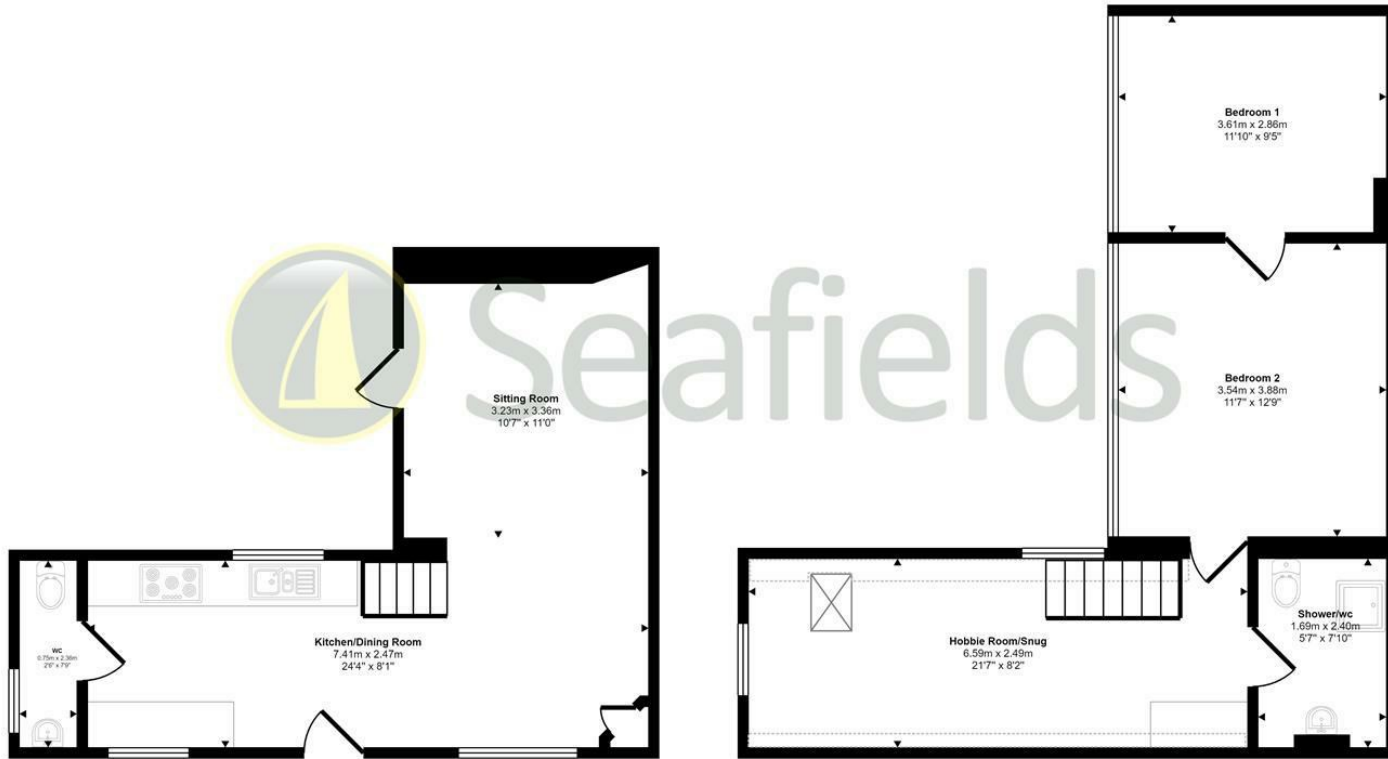
#### **COUNCIL TAX:**

Band C

#### **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  
79 sq m / 847 sq ft



Ground Floor  
Approx 33 sq m / 353 sq ft

First Floor  
Approx 46 sq m / 494 sq ft

Denotes head height below 1.5m

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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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