

Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

# Newholme

Langbridge, Newchurch, Isle of Wight PO36 ONP



£485,000  
FREEHOLD



Set within the peaceful countryside setting of Langbridge, Newholme presents an enviable opportunity to purchase a characterful timber-clad home complete with a separate two-storey building.

- Beautiful, single-storey detached property
- Additional, two-storey building
- High-quality timber finishes
- Backing on to a wildlife conservation site
- Peaceful countryside village setting
- Two double-sized bedrooms
- Large kitchen and separate utility room
- Tucked away, secluded position
- Surrounded by stunning walking and cycling routes
- Offered for sale chain free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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A fantastic example of high-quality timber craftsmanship, Newholme is a truly unique home reflecting beautiful Scandinavian style finishes externally and internally, offering a minimal yet characterful ambience throughout. As well as providing an inviting family home, Newholme comes with the additional benefit of a separate, timber-clad building with two functional rooms arranged over two levels. Currently set up as a fantastic entertainment and gym space, this building offers huge potential to be converted into a residential annexe; ideal for those seeking a holiday let income or a self-contained independent living space for family members (subject to necessary consent).

Featuring solid wood flooring flowing through the entrance hall and living spaces, this perfectly arranged home offers spacious, well-connected accommodation including a kitchen-diner fitted with quality oak cabinetry and a sitting room featuring beautiful joinery including a handsome mantelpiece set with a substantial log-burning stove. Continuing from the kitchen-diner are two further functional rooms comprising a conservatory connecting with the tranquil rear garden, and an ample utility room fitted with additional oak cabinetry plus built-in storage cupboards, as well as a handy cloakroom providing additional convenience. On the adjacent side of the property via the entrance hall, is a well-appointed shower room and two well-proportioned double bedrooms, with one featuring fitted oak wardrobes and French doors opening to a rear decked terrace and garden beyond.

Outside, a delightful garden setting backs onto a peaceful wildlife conservation area and features an elevated decked terrace with a solid timber workshop or summer house from which you can enjoy the unspoilt countryside views. To the front, the property benefits from a gravel driveway providing ample off-road parking.

Offering a serene lifestyle choice, Newholme is well-connected to the surrounding countryside offering idyllic walking and cycling routes which take you through red squirrel inhabited woodland, farmland, and estuaries. The hamlet of Langbridge forms part of the quaint village of Newchurch with a highly regarded pub, The Pointer Inn, which is known for its locally sourced food, and a fantastic beer garden offering beautiful views of the surrounding countryside - a great place to refuel after those glorious rural walks! Alverstone Mead Nature Reserve is located just two miles away where you can spot wildlife from a viewing hide, and the Island's award-winning Garlic Farm is just a short walk from the property where you can shop, eat, roam, and learn about all things garlic. With its stunning rural landscapes, Newchurch provides a perfect balance of peace and tranquillity as well as all the conveniences within the popular towns of Newport, Ryde and Sandown only a short drive away.

### **Welcome to Newholme**

Tucked away from the road, a spacious gravel parking area provides an approach to this attractive timber-clad home and a separate coordinating building which is located directly opposite. A covered verandah to the front elevation creates a sheltered walkway to glazed, double entrance doors and to a wooden side gate leading to lockable timber storage sheds and log stores.

### **Entrance Hall**

*10'10 max x 6'07 (3.30m max x 2.01m)*

Bathed in natural light, this space features a high ceiling with a Velux window, a handy cloak cupboard, and a series of timber doors leading to the kitchen-diner, sitting room, two bedrooms and shower room.

### **Sitting Room**

*16'07 x 10'07 (5.05m x 3.23m)*

This inviting room is full of character with timber ceiling beams and a substantial log burner mounted on a stone hearth with a solid timber mantle and shelving to one side. There is a large window to the front elevation and a wide open doorway to the kitchen-diner.



### **Kitchen-Diner**

*17'06 x 8'09 (5.33m x 2.67m)*

Providing space for a dining set and a wall-mounted television, this large room continues with the beamed ceiling and is fitted with a range of oak cabinetry with a solid countertop and a wood-effect tiled splashback. Located beneath a window to the rear aspect is a large stainless steel sink and drainer, and there is space to position a range cooker beneath an extractor hood, plus under-counter space with plumbing for a dishwasher. There is also a boiler cupboard, a corner display cabinet and two glazed doors opening to a utility room and conservatory.

### **Utility Room**

*13'09 max x 8'02 (4.19m max x 2.49m)*

Coordinating with the kitchen, this room has solid oak cabinets with a ceramic sink and drainer set within the countertop with a tiled splashback above and space beneath for a washing machine and dryer. There is also a larder cupboard with automatic lighting and a further cupboard housing an electrical consumer unit. Additionally, a glazed door leads to an open rear porch and a wooden door opens to a cloakroom.

### **Cloakroom**

Comprising a vanity hand basin with a touch-sensor mirror above, a dual flush w.c. beneath an opaque window to the rear, and a chrome heated towel rail.

### **Conservatory**

*11'09 x 9'11 (3.58m x 3.02m)*

With a timber-framed, lean-to polycarbonate roof, this additional living space has windows to the side and rear elevations with views to the rear garden. Glazed UPVC doors on either give garden access.

### **Bedroom One**

*12'06 into wardrobe x 9'06 (3.81m into wardrobe x 2.90m)*

Providing a carpeted, double-sized bedroom fitted with large timber wardrobes and sliding, glazed doors which open to a decked terrace and the rear garden beyond.

### **Bedroom Two**

*10'07 x 9'06 (3.23m x 2.90m)*

An additional double bedroom with a carpet and a large window to the front elevation.

### **Shower Room**

*7'03 x 5'07 (2.21m x 1.70m)*

A well-appointed, grey-themed, fully tiled shower room with a large shower featuring a rainfall fixture, a vanity hand basin with a mirrored wall cabinet above, and dual flush w.c. beneath a window to the rear. Also located here is a chrome heated towel rail.

### **Rear Garden**

With unspoilt views to the nature reserve beyond the boundary fencing, the rear garden is fully enclosed and offers a peaceful outdoor environment frequently visited by wildlife. Passing a level lawn space and large raised beds for growing fruit and vegetables, a wooden path leads to a timber-framed greenhouse featuring a grapevine. From the wooden path, steps lead up to a raised deck with a timber-built workshop or summer house; offering a wonderful elevated spot overlooking the countryside. Planted with a variety of fruit trees, the garden also has an additional decked terrace outside bedroom one and a sandstone paved terrace on the adjacent side spanning to the rear porch and side pathway leading to the front gate.



### **Additional Building**

With oak-framed, glazed bi-fold doors spanning the front elevation, this large timber-framed building is finished with cedar cladding and a slate roof. Benefitting from electricity and lighting, this space has a room on each floor with the ground floor measuring 18'06 x 18'0 and the first floor attic room measuring 18'06 x 8'0. Set up as a fantastic family games room, the ground floor is carpeted and has panelled walls, a window to the rear, plus a wooden staircase to the versatile attic room with a Velux window. Additionally, there is an enclosed garden to the rear.

### **Parking**

A spacious gravel parking area to the front of the home provides plenty off-road parking. \*Please Note: The neighbouring property has rights of way across the gravel drive to gain access to their property.

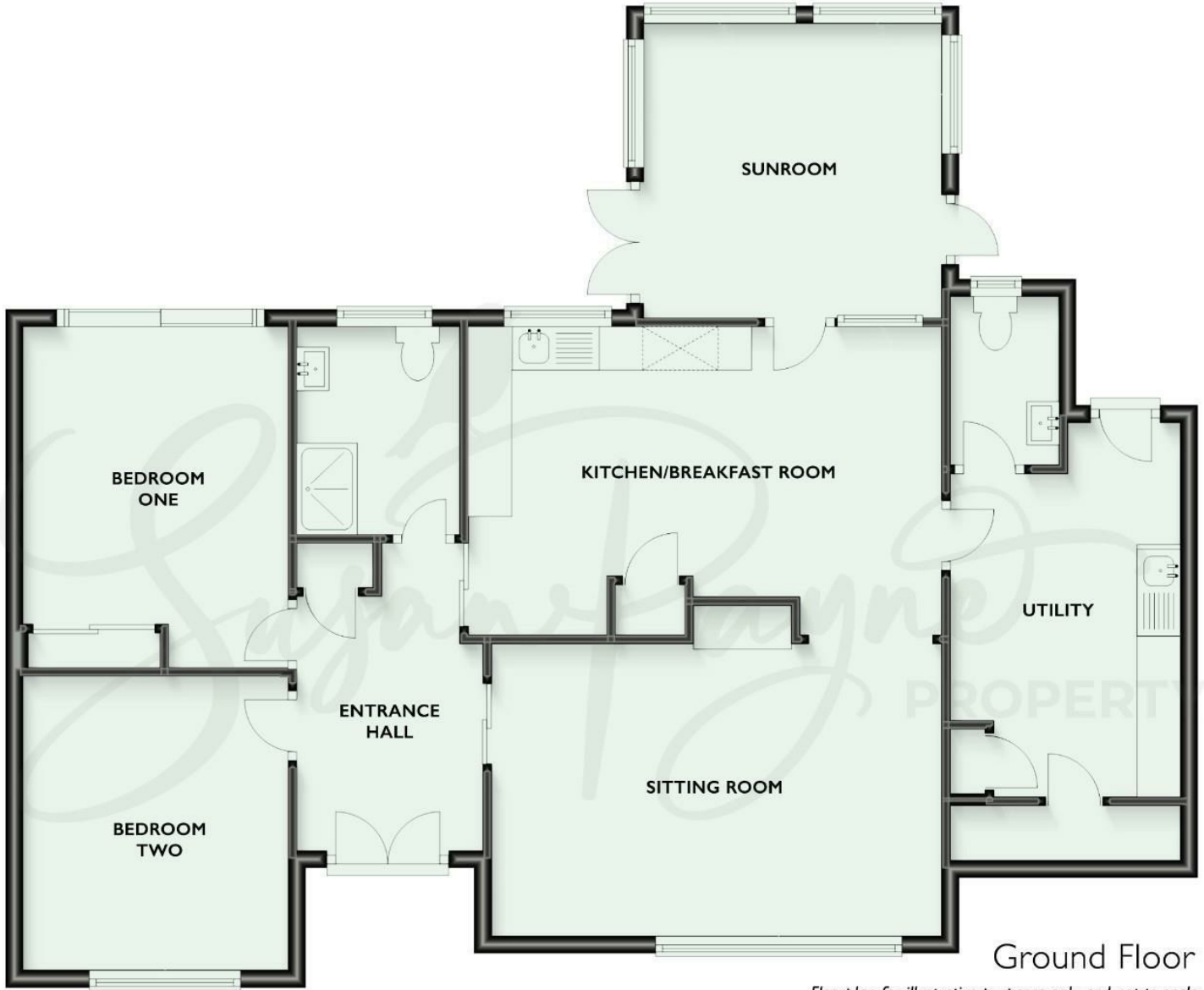
This unique family home is full of unexpected surprises, from its cosy log cabin feel to the bonuses of an additional versatile building and secluded location surrounded by the tranquillity of nature. A viewing is highly recommended with the sole agent Susan Payne Property.

### **Additional Details**

Tenure: Freehold

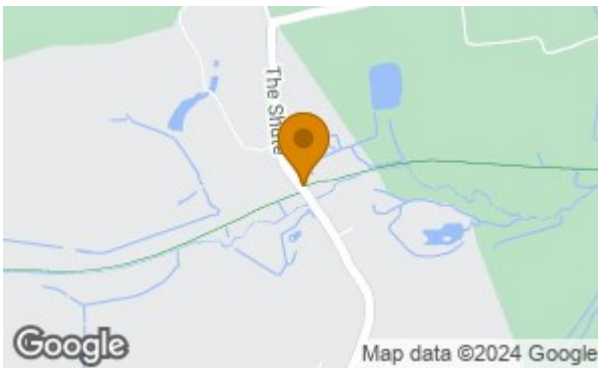
Council Tax Band: B

Services: Mains Water and Drainage, Gas Central Heating, Electricity.



Ground Floor

Floorplan for illustrative purposes only and not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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