



Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

# Lilliput Cottage

44 Clatterford Road, Carisbrooke, Isle of Wight PO30 1PA



£250,000  
FREEHOLD



Perfectly positioned to enjoy the amenities of Carisbrooke and Newport, this characterful, period cottage has been updated and comes with driveway parking and a recently landscaped rear garden.

- Charming end-of-terrace Victorian cottage
- Period character with modern features
- Recently landscaped rear garden with terrace
- Short walk to local high street amenities
- Private driveway parking for one vehicle
- Two bedrooms and two reception rooms
- Well-arranged and maintained throughout
- Spectacular view of historic Carisbrooke Castle
- Contemporary, large family bathroom
- Gas central heating and double-glazed windows

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

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Originally constructed in the 1890s, Lilliput Cottage retains the period character and charm of the original property, and has been sympathetically updated by the current owners to create a welcoming home with stylish neutral décor throughout. In addition to the updated décor and flooring, further recent upgrades include a beautifully refurbished family bathroom, a new consumer panel, new doors front and rear and the landscaping of the rear garden to create fabulous outside spaces. Accommodation comprises a lounge, dining room and kitchen on the ground floor, with two bedrooms and the bathroom on the first floor.

Set on Clatterford Road in Carisbrooke, this historic village location is most famous for being the home of its magnificent castle and boasts an abundance of local amenities such as a well-stocked convenience store with a post office, highly regarded restaurants, two popular family pubs, and a medical centre with a pharmacy. Schools at primary and secondary level are within easy reach, and The Isle of Wight College is just two miles away. With countryside walks nearby and Newport High Street just over a mile away from the property, this convenient home is the perfect base for taking advantage of beautiful rural walks as well as plenty of town centre amenities including a range of shops, cafes and restaurants, and a cinema. Frequent bus routes serve Clatterford Road and all Island bus services connect at the nearby Newport bus station. Mainland travel links are within easy reach with regular car ferry travel services from Fishbourne to Portsmouth and East Cowes to Southampton which are just a twenty-minute drive away, and the Cowes to Southampton high-speed foot passenger service is only a fifteen-minute journey from the property. Being centrally located means you are never far from all the wonderful delights that the Island has to offer.

### **Welcome to Lilliput Cottage**

From popular Clatterford Road, a driveway and path leads up to the attractive Victorian red-brick façade of the cottage. A pedestrian pathway provides access to Lilliput Cottage and to two neighbouring cottages, and leads to a smart, part glazed composite door, which benefits from an outside lantern to create a welcoming entrance.

### **Dining Room**

The cosy dining room is arranged around a characterful chimney breast, which is home to a Villager woodburning stove, set on a tiled hearth, and has useful built-in shelving to either alcove. A window looks over the courtyard and provides lots of natural light, which is enhanced by the soft neutral décor and high-quality laminate flooring. Doors provide access to a useful understairs cupboard and to a pantry, plus there are stairs to the first floor, a door to the lounge and a doorway to the kitchen.

### **Lounge**

A large bay window to the front aspect floods the lounge with natural light, which is presented in a fresh white scheme with a chic grey feature wall and a plush grey carpet. A chimney breast adds to the period character of the property, with a beautiful ornate fireplace, complete with traditional inset tiles, a decorative timber surround and a stone hearth. There is also built in shelving to one alcove and an ornate ceiling rose.

### **Kitchen**

The galley kitchen is well-arranged and functional, comprising a combination of base and wall cabinets, finished in a white shaker style and complemented with wood-laminate worktops, tiled splashbacks and a tiled floor. The kitchen has recessed spotlights, an inset sink and drainer with a heritage style mixer tap, set beneath a window looking over the covered courtyard, an electric oven and hob with a concealed extractor over, and there is space for an undercounter fridge and freezer. There is a door which leads out to the covered courtyard, and in the courtyard, the original outhouse has been converted to a utility area, with space, plumbing and power for a stacked washing machine and dryer.



### **First Floor Landing**

Carpeted stairs lead up from the dining room to the first floor gallery landing, which is presented in a combination of pastel blue/green and fresh white, including a charming white balustrade. Doors lead to both bedrooms and to the bathroom, and to a useful airing cupboard, and there is also a hatch to the loft space, which has a ladder, is partially boarded and comes with power and lighting.

### **Bedroom One**

The primary bedroom is presented in a stylish mix of soft cream with a plum feature wall and plush grey carpet, has a chimney breast, and benefits from a window to the front aspect providing a lovely view of the enchanting Carisbrooke Castle.

### **Bedroom Two**

The plush carpet and pastel tones flow through from the hallway in to the second bedroom, which has an attractive wood-panelled wall, and a chimney breast with a decorative period fireplace finished in white. There is also a good-size window to the rear aspect, providing a lovely view over the garden.

### **Bathroom**

Completely refurbished approximately three years ago, the family bathroom is beautifully presented, with a combination of white walls, beautiful soft green metro tiles and decorative vinyl flooring creating a calming ambience. The white suite comprises a large, P-shaped bath, complete with shower over and a glass screen, a contemporary white vanity basin with a mixer tap and storage under, and a matching dual-flush low-level WC. The bathroom also features a heated chrome towel rail, a window to the rear aspect with patterned glass for privacy, and a large airing cupboard, which is also home to the Vaillant combi boiler.

### **Outside**

To the front, the driveway provides an enviable private parking space and is surrounded by pebble borders and well-established planting. A charming rope fence enhances privacy, and there is a path to the side of the property that leads on to a gate to the rear garden. To the rear, the recently landscaped garden has been intelligently designed to create multiple areas and zones. From the kitchen door, the lower courtyard benefits from a canopy with a polycarbonate roof, creating shelter or shade depending on the season, and has steps up to the terrace. The terrace features sandstone paving and is perfectly proportioned to provide an outside seating or dining area. Timber steps lead up beside a timber retaining wall, complete with a picket fence, to the lawn, which features a pair of beautiful mature trees, a path to one side and a substantial shed. A gate at the top of the lawn leads to a further area of wild garden, which is surrounded by mature planting and provides a spectacular view of the castle.

Lilliput Cottage presents a fabulous opportunity to purchase a Victorian cottage which has been updated and well-maintained, set in a desirable location on the outskirts of popular Carisbrooke. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

Tenure: Freehold

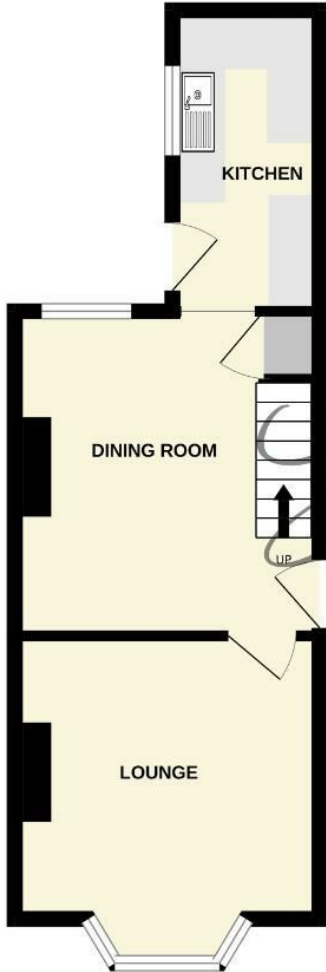
Council Tax Band: B

Services: Mains water, gas, electricity and drainage



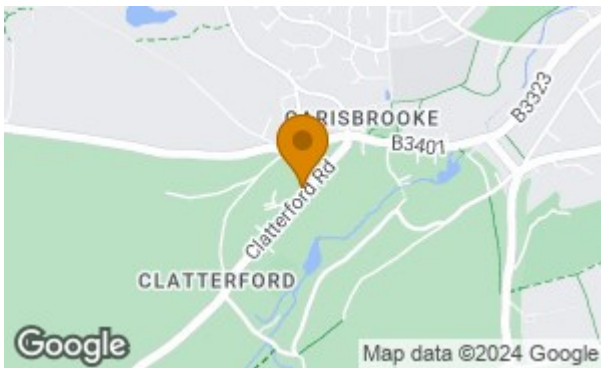
GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.

1ST FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> <span style="font-size: 2em;">82</span> </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agent Notes:**

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