



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

8-10, Watergate Road

Newport, Isle of Wight PO30 1XN



Boasting an enviable position on the peaceful outskirts of Newport and yet close to plenty of high street amenities, this four to five bedroom cottage is packed full of character and comes complete with a beautiful rear garden as well as driveway parking.

- Detached cottage with four/five bedrooms
- Beautifully presented throughout
- Two bathrooms and an en-suite cloakroom
- Driveway parking with carport
- Generous, well-established rear garden
- Full of unique, characterful charm
- Potential for Air B&B income
- Plenty of countryside walks nearby
- Close to town centre and Carisbrooke Castle
- Double glazing and gas central heating with two-year old boiler

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

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Dating back to 1745, this appealing cottage enjoys an elevated position and provides a wonderfully unique family home which is beautifully presented throughout. Formerly two cottages, this charming detached property provides spacious accommodation and still retains plenty of historical character from its exposed timber ceiling beams and floorboards, to its brick fireplaces and traditional timber doors. The accommodation is flexible and offers the versatility to accommodate a fifth bedroom in one of the reception rooms on the ground floor. With fabulous views across Newport, outside there is a substantial garden providing a well-established, secluded retreat and an absolute haven for wildlife. A driveway beneath a carport provides sheltered off-road parking for up to two vehicles.

Located in the highly desirable area of Shide, 8-10 Watergate Road is perfectly placed on the fringes of Newport providing easy access to the wide range of shops, restaurants and cafes, and a cinema, which are all just a short walk away from the property. The Southern Vectis bus station is also a 10-minute walk away providing an extensive network of bus routes across the island. Some of the island's top family attractions are nearby including the multi-award-winning Monkey Haven and the popular Robin Hill Country Park. The property is also well-connected to the surrounding countryside and enjoys easy access to plenty of rural walks including a historic amble up to the nearby Carisbrooke Castle. Being centrally located means you are never far from all the wonderful delights that the island has to offer, including the beautiful West Wight.

Regular car ferry travel links from Fishbourne to Portsmouth and East Cowes to Southampton are both within a 20-minute drive from the property, and the Cowes to Southampton catamaran foot passenger service is located only 6.2 miles away.

Accommodation consists of a porch entrance leading to a dining room which continues to a hallway. The hallway provides access to a kitchen, a shower room, a utility room and a living room. Just off the living room is a further reception which is currently used as a useful fifth bedroom. A staircase from the living room leads up to two bedrooms as well as a cloakroom and an additional staircase within the hall leads to two further bedrooms and a bathroom.

Welcome to 8-10 Watergate Road

Enjoying an elevated position, this characterful detached cottage has a driveway to the front which is sheltered by a carport and provides off-road parking for up to two vehicles. A set of steps from the driveway lead up to a paved area to the front elevation of the property which provides a delightful spot to place seating and has a useful log store. A timber gate provides access to the garden and a charming red-painted front door opens to a porch.

Porch

This convenient area is perfect for placing coats and footwear before proceeding to the dining room. Warmed by a radiator, this area has neutral decor featuring a cream tiled floor and light-grey painted walls. There is a wall-mounted light fitting and a window to the side aspect as well as a skylight window which allow for plenty of natural light. A multi-pane glazed door opens to a dining room:

Dining Room

13'07 x 9'02 (4.14m x 2.79m)

Upon entering the dining room you are greeted by a characterful space with its exposed timber ceiling beams, wide timber floorboards and an open red brick fireplace which has recently been swept and also has a plug-in electric coal-effect heater mounted on a brick hearth. The room is bathed in natural light from a window to the front aspect, the glazed porch door and an internal window which ports light from the hallway. A radiator provides warmth and there are two wall-mounted duo light shades which complement the neutral, light-blue wall decor. A useful built-in storage cupboard next to the fireplace is also located here.



Hallway

Also exhibiting timber floorboards and exposed timber beams, this split-level hallway provides access to a kitchen, a shower room, a utility room and a living room. A carpeted staircase is located here which provides a handy under-stair storage cupboard and access to two bedrooms as well as a bathroom. A fabulous built-in storage bench painted in grey is located beneath a Velux window and there is a radiator to warm the space. The light wall decor enhances the natural light and there is a wall-mounted spotlight as well as a ceiling light fitting to provide further illumination. A telephone point is also located here.

Kitchen

9'03 x 8'11 (2.82m x 2.72m)

This charming cottage-style kitchen boasts dual aspect windows which bathe the room in natural light and modern recessed spotlighting to provide further illumination. Fitted cabinetry comprises a good range of shaker-style wall and base units with wood-effect cupboard doors and drawer fronts finished with long brushed steel handles. A coordinating countertop with a tiled splashback in white incorporates a stainless steel sink and drainer with a chrome long-arm mixer tap which is located beneath a window to the rear aspect. Cooking appliances include a microwave perfectly positioned within a recessed wall space and an integrated electric oven with an electric hob directly above and a stainless steel cooker hood over. Finished with a brick-effect wooden floor and warmed by a radiator, the room also includes freestanding appliances comprising a family-sized dishwasher and a fridge-freezer.

Shower Room

Benefitting from opaque-glazed windows to the rear aspect, this invaluable ground-floor shower room has fully tiled walls in a neutral shade and includes white sanitaryware consisting of a pedestal hand basin with a chrome mixer tap and a low-level w.c with a storage cupboard above finished with grey-painted louvre doors. Fitted with a cream vinyl floor, the room has a fully enclosed shower cubicle with a white shower tray and a radiator to keep the room cosy. Further benefits include a range of wall-mounted shelving, a round extendable mirror, and a fitted towel rail.

Utility Room

Coordinating with the kitchen, this functional room has a brick-effect wooden floor and a wooden countertop providing space beneath for appliances. With two small windows to the rear aspect, this room has a sloped ceiling with white tongue and groove panelling and two wall light fittings. An additional area steps down from the utility room providing space for a washing machine with a useful shelf above, perfect for placing washing baskets and laundry products. A characterful timber door provides convenient access to the garden. Additional benefits include a radiator, a built-in larder cupboard, a freestanding freezer and a drying rack suspended from the ceiling.

Living Room

15'01 x 15'0 max (4.60m x 4.57m max)

Enjoying a large window to the front aspect with a radiator located beneath, this spacious family living room oozes character and warmth with its exposed timber beams and regularly swept fireplace featuring a solid wood mantle and red brick inset housing a cast iron log burner on a tiled hearth. Complementing the charming character of the room the walls are painted in a soft-blue shade and exposed timber floorboards provide a rustic finish. Ensuring a well-illuminated space is a ceiling light fitting and two wall-mounted duo light shades. Other benefits of the room include a television aerial connection and a telephone point, a built-in corner cupboard which houses an electrical consumer unit, and an under-stair storage cupboard. An original timber door provides access to the garden and a wooden staircase leads to two bedrooms.



Reception Room/Bedroom Five

14'05 x 8'08 (4.39m x 2.64m)

Located just off the living room is this versatile room which is currently set up as an additional bedroom but could be utilised for other purposes such as a snug, a playroom or a home office. Featuring a charming fireplace (currently sealed) and timber ceiling beams, this inviting room is warmed by a radiator and benefits from dual aspect windows as well as French doors which open to a decked seating terrace in the garden. The timber floorboards continue here and there are also two duo pendant wall lights to provide illumination.

First Floor Landing (via the Living Room)

A turning wooden staircase from the living room is painted in a dark charcoal shade and leads to a first-floor landing which has a neutral decor featuring a textured cream carpet that extends to the immediate bedroom. The characterful timber beams continue here and there is plenty of storage space provided by fitted shelving and deep built-in cupboards with cream-painted wooden doors. A ceiling light fitting is also located here.

Two bedrooms (one with a cloakroom) form this first-floor level of this charming property.

Bedroom Three

10'08 x 8'07 (3.25m x 2.62m)

Enjoying natural light from a window to the front aspect, this farmhouse-style bedroom features a cosy timber-built sleeping alcove which can accommodate a single bed. The ceiling has exposed timber beams and is fitted with a spotlight bar to provide illumination. Warmed by a radiator, this room is decorated in soft shades of green and blue. Also located here is a loft hatch and an additional white-painted timber door that provides alternative access to the landing space.

Bedroom Four

9'11 max x 8'10 (3.02m max x 2.69m)

Decorated with a light-blue shade on the walls and a contrasting dark-charcoal shade on the timber floorboards, this naturally light bedroom boasts dual aspect windows and its own cloakroom facilities. Other benefits include a deep built-in storage cupboard with white-painted double doors, a pendant light shade and a radiator to keep the room cosy.

Cloakroom

This useful cloakroom is fully tiled in a neutral beige shade and there is a small window to the rear aspect providing natural light. White sanitaryware comprises a dual-flush w.c and a pedestal hand basin with a mixer tap in chrome. A wall-mounted corner shelf and a wall light fitting are also located here.

First Floor Landing (via the Hallway)

A staircase from the hallway has a textured beige carpet that continues to an additional first-floor landing area which enjoys natural light from a window to the rear aspect. A loft hatch and a pendant light fitting are also located here.

This first-floor level comprises two bedrooms and a bathroom accessed through white-painted timber doors.

Bedroom One

14'08 x 9'02 (4.47m x 2.79m)

A beautiful double bedroom featuring a soft-mauve shade on the walls and a textured beige carpet which flows from the landing area. Benefiting from dual aspect windows, this naturally light room includes a radiator and a ceiling light fitting. Also located here is a white pedestal hand basin with a chrome mixer tap and white splashback tiling.



Bedroom Two

10'0 max x 9'04 (3.05m max x 2.84m)

Decorated in a light-blue shade on the walls and also featuring the beige carpet from the landing area, this bedroom has a window to the front aspect with a radiator located beneath. A large built-in cupboard with an airing cupboard above houses a regularly serviced 'Worcester' gas combination boiler which was only installed two years ago. Also located here is a ceiling light fitting and a range of fitted shelving.

Bathroom

This delightful bathroom enjoys a tasteful colour palette that comprises fully tiled walls in a light-grey shade featuring a midway contrasting border and a cream-speckled vinyl floor. A white bathtub features golden hot and cold taps with a shower over and is finished in dark-grey tongue and groove panelling. A low-level w.c has a wall-mounted mirrored cabinet above to provide storage and there is also a fitted shelf. With a radiator to keep the room cosy, further benefits of this space include a ceiling light fitting, a wall-mounted towel rail and an opaque-glazed window to the side aspect providing natural light and privacy.

Garden

A fully-enclosed garden offers a sizeable amount of outdoor space to enjoy and still retains an historic water well that links up with the nearby Carisbrooke Castle. The garden is an absolute delight and provides a superb setting which is mostly laid to lawn and features an abundance of mature trees and shrubs that provide a secluded retreat and an absolute haven for wildlife. This peaceful outdoor space exhibits a range of well-established trees featuring walnut and a rare black walnut tree, as well as apple, fig and cherry trees. An abundance of mature shrubs and fruit planting are dotted around the garden and include fragrant jasmine, pretty buddleia, raspberry and blackberry bushes, and delicious rhubarb. Enjoying fabulous views across Newport, this elevated garden also provides a range of decked and paved seating areas featuring a private space at the bottom of the garden where there is a raised decked terrace, perfect for a spot of yoga, and a paved area which incorporates a fish pond and a wall with arched brickwork, creating a piece of historical interest. Also located in the garden is a greenhouse, a timber shed/summer house, and brick-built storage shed providing an external socket point.

Driveway

Providing off-road parking for up to two vehicles, this property boasts a driveway to the front which is sheltered by a carport.

This property offers an exciting opportunity to acquire a characterful home in a perfect central location that provides easy access to plenty of amenities, and all the wonderful natural delights that the island has to offer. An early viewing is highly recommended with the sole agent Susan Payne Property.

Additional Details

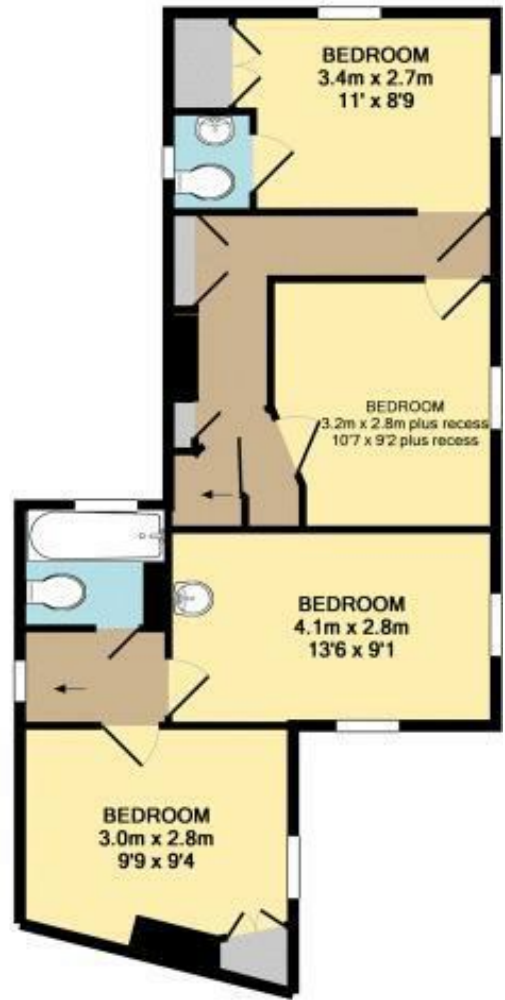
Tenure: Freehold

Council Tax Band: E

Services: Mains water and drainage, gas central heating, electricity



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		55	82
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

Agent Notes:

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