



Susan Payne PROPERTY
PROUDLY PRESENT FOR SALE



South Cottage

Blackwater Road, Newport, Isle of Wight PO30 3BE



£650,000
FREEHOLD



Presenting a unique and stunning recently renovated cottage offering a gorgeous mixture of country and modern interiors with three to four bedrooms, open plan living, and a fantastic garden complete with a large driveway and double garage.

- Stunning detached cottage
- Three to four double bedrooms
- Open plan living with a log burner
- Farmhouse inspired interiors
- Convenient for amenities, schools, travel links
- Extensively renovated to a high standard
- Two washrooms and ground floor cloakroom
- Fantastic family home
- Large driveway and double garage
- Large, private garden with vegetable patches

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

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Having been a loving family home for the last six years, the current owners have created a functional and stylish home with flexible accommodation with the addition of a single-story extension and some internal reconfiguration. The original cottage dates back to approx. 1820 and was originally built as a farmhouse for the surrounding land. The property has been extended over the years and now presents high finishes and social living spaces, ideal for modern day living but still boasts plenty of original and period features. The property comprises an entrance hall/boot room which leads into the main open living area of the home which features the kitchen, a dining area, the living room as well as leading to a pantry and utility with a cloakroom. From the open plan living space is access to a rear hall which leads to one of the ground floor bedrooms, the stairwell, the pumproom, and an additional ground floor bedroom with an en-suite. The stairwell leads up to the first-floor landing which provides access to a further two bedrooms and a large family bathroom. The property is situated in a third of an acre with a large garden featuring a range of raised vegetable beds, a chicken run, mature planting, and even a well. A large driveway is enclosed with electronic gates and also features a double garage equipped with solar panels.

Located just two miles from the town centre, in the village of Blackwater, this charming property is perfectly situated to get the most out of countryside walks but still close to Newport town and local supermarkets. Within a two-minute walk from the property is the Red Squirrel Trail which is a 32-mile-long cycle path through the heart of the Isle of Wight's countryside towards Sandown or Newport. Along the way there are a variety of cafés, nature reserves and riverside tracks with plenty of wildlife to enjoy. A frequent bus service by Southern Vectis serves this area providing access to Newport, Ryde, Sandown, Shanklin and Ventnor.

Welcome to South Cottage

The attractive property is accessed via a private lane off Blackwater Road. The electronic gates open into a generous driveway at the rear of the property. A few steps lead up to the front door which features a canopy porch over.

Entrance Hall/Boot Room

extending to 20'7" (extending to 6.28m)

The front door opens into this beautiful yet practical space which features, what are believed to be, original flagstone floors and a vaulted ceiling with a Velux window. There is plenty of space here to store coats, shoes, and muddy boots from long ambles in the countryside or from gardening. The natural light floods the space and is complimented by a pendant ceiling light.

Open Plan Living Area

28'1" x 11'9" (8.56m x 3.60m)

An open archway from the entrance hall/boot room leads into this space which boasts vaulted ceilings with wooden beams, Velux windows, and a stylish modern kitchen at one end. The space offers the perfect blend of farmhouse and modern with natural limestone floors, crisp white walls, and raw wood features. At the end of the space is the kitchen which benefits from solid wood units with a quartz waterfall worktop which integrates a double butler sink, a dishwasher, and the rubbish bins. A handy pantry space to one side offers additional storage as well as space for an integrated combi oven and plenty of shelving. There is a built-in alcove for an American style fridge freezer and to one side of the kitchen is a fantastic surround with space for a range style cooker with an extractor fan over. Within this space there is access to the utility room and cloakroom. A large peninsula creates a breakfast bar, with the waterfall worktop, which offers the perfect spot for a quick snack whilst enjoying views over the garden through the window and bifold doors. A large area for a dining table can also be found here which creates a fantastic social space for those that love entertaining with the bifold doors creating the perfect inside outside space and giving the ability to step straight out onto the large patio at the front of the house. There are two steps up to the living room.



Living Room

12'10" x 12'4" (3.92m x 3.76m)

Semi open plan with the kitchen dining area, this cosy living room boasts a bay window which overlooks the garden and floods the space with plenty of natural light, plus features stunning original beams. The focal point of the room is the inglenook fireplace with its own original bread oven, which houses a log burner which creates a cosy atmosphere especially for those cold winter evenings. The space also features a beautiful parquet flooring, and the space is neutrally decorated. There is a door leading to the rear hall.

Rear Hall

12'7" x 5'9" (3.84m x 1.77m)

Being the oldest part of the building and dating back to the original cottage, this space features original wall panelling as well as clay floor tiles and beam features on the ceiling. There is a door and a window to the garden, access to one of the ground floor bedrooms, the stairwell to the first floor, and an open doorway leading to the pumproom, ground floor bedroom and entrance hall/boot room.

Ground Floor Bedroom Three

16'4" max x 7'11" (4.99m max x 2.42m)

Currently set up as a gym, this delightful room offers flexible accommodation with potential to be utilised as a bedroom, snug, gym, or home office. The space features a log burner, ceiling beams and a built-in storage cupboard plus the space is finished with parquet flooring. There is a door and two windows that overlook the garden from here.

Pump Room

3'3" x 3'3" (1m x 1m)

Tucked away, this handy cupboard space conceals the water tank, Hive heating system as well as the electrical consumer unit for the property.

Ground Floor Bedroom Four

11'7" x 9'2" (3.54m x 2.80m)

Beautifully finished with neutral décor and Berber carpets, this fantastic ground floor double bedroom has a window to the rear aspect and benefits from an en-suite shower room.

En-Suite

6'5" x 4'5" (1.96m x 1.35m)

Fully equipped with a large shower with a rainfall effect shower head, a w.c, a wall mounted vanity hand basin, and a chrome heated towel rail, this space is tiled with neutral wall tiles ranging in subtle shades and the space is finished with patterned floor tiles. There are two recessed shelves within the shower, plus an additional recessed shelf with a mirror positioned over the hand basin. The space is naturally lit by a Velux window and there is an extractor fan.

Utility Room

9'1" x 6'5" (2.78m x 1.98m)

Accessed from the kitchen, this handy utility space features a large storage unit to one side incorporating space for two freestanding appliances including plumbing for a washing machine. There is a matching navy unit with a wooden worktop providing additional storage as well as plumbing for a sink, if desired. The limestone flooring continues from the kitchen, there is a stable door out to the garden, a window to the side aspect, plus access to the cloakroom.

Cloakroom

4'10" x 3'3" (1.49 x 1.00m)

Beautifully finished with sage metro tile surround and William Morris wallpaper over, a small, obscure glazed window to the side aspect allows natural light in. The space features a w.c, a wall mounted hand basin, a heated towel rail, and a clever space saving sliding door.



First Floor Landing

A sisel carpet flows from the stairs up to the spacious first floor landing. The landing space, like each of the rooms on the first floor, boasts a vaulted ceiling which accentuates the feeling of space and light. There is a built-in cupboard in this space plus a window to the front overlooking the garden. The Hive heating controls can be found here.

Bedroom One

12'5" x 12'1" (3.79m x 3.69m)

This fantastic size double room benefits from fitted wardrobes, a window to the front aspect with views over the garden, and French doors out to a small balcony space with lovely views over the garden. The space is carpeted, neutrally decorated and features contrasting wall panelling on one wall.

Bedroom Two

13'4" xx 8'7" (4.07m xx 2.64m)

Naturally lit by the window to the front aspect with views over the garden, this double bedroom offers built in wardrobes, neutral décor with a midway panelled wall to one side. The space is finished with Berber carpet.

Family Bathroom

9'8" x 6'9" (2.95m x 2.07m)

This unique family bathroom is fully equipped with a large walk-in shower, a w.c, a vanity hand basin plus an LED make up mirror over, and a steel bathtub, ideal for long soaks. The vaulted ceiling boasts a large Velux window, and the space is mostly panelled with the exception of the shower which features an ochre tiled splashback with a recessed shelf. The space is finished with a heated towel rail and wooden style flooring.

Garden

Enjoying a south facing position, this fantastic garden space has much to offer for the whole family. A large Indian sandstone patio with an outdoor kitchen creates the perfect setting for those hot summer days, paired with the shade from a mature magnolia tree is ideal for socialising and entertaining. A large grass lawn is ideal for games, pets, and children with plenty of space to run around and the added benefit of an enclosed area currently used for chickens gives the new owners the opportunity to extend the garden slightly or keep their own animals. To one side of the house is the raised vegetable patches, currently blooming with all kinds of fruits and vegetables and is ready for another keen gardener to take it over. There is a greenhouse and a shed within the garden as well as an area covered with bark which is currently used as a playground but could be utilised in any way. A mini orchard has been planted at the bottom of the garden and includes apple, pear, plumb, fig, cherry, and elderberry trees which will create a fantastic setting within the spring and summer months. The picturesque cottage also features a mature wisteria which frames the front of the house beautifully, particularly in the spring months.

Garage

23'3" x 19'0" (7.09m x 5.80m)

This fantastic addition to the property provides ample space to utilise the space in whichever way is required. Currently used as a workshop and storage area, the space could comfortably house two modern day cars or even has the potential to be converted into additional accommodation with water and electricity already connected (subject to gaining the correct planning consent). The solar panel control panel can be found here, and the garage is finished with a wood cladding on the exterior.

South Cottage presents a unique opportunity to acquire a detached cottage, renovated to a high standard, within a convenient location with driveway and garage parking. An early viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

Tenure: Freehold



Council Tax Band: D (approx. £2,299.86 pa – Isle of Wight Council 2024/2025)
Services: Mains water, electricity, private drainage, owned solar panels



GROUND FLOOR
1505 sq.ft. (139.8 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 1911 sq.ft. (177.5 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			
(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		23	39
	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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