



# 3 Wordsworth Mansions

Whitecroft Park, Newport, PO30 3DW



**£300,000**  
LEASEHOLD



Positioned within tranquil parkland, this upgraded three-bedroom ground-floor apartment forms part of the prestigious Gatcombe Manor, which is an idyllic, gated development situated in a rural location on the outskirts of Newport.

- Beautifully presented ground floor apartment
- Grand, period features
- Gas central and under floor heating
- Southwest facing private seating terrace
- Beautiful, contemporary kitchen
- Updated and upgraded throughout
- Fantastic rural and parkland views
- Peaceful rural setting on the outskirts of Newport
- Two allocated parking spaces
- 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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This stunning apartment is immaculately presented, having been upgraded throughout by the current owners to an exceptionally high standard. Contemporary updates have been sympathetically applied to the home, enriching the character while creating a fresh, elegant interior style with the added benefit of practical enhancements such as the addition of large, built-in storage cupboards. The property comprises an entrance hall leading through the apartment to three double bedrooms (one with an en-suite), the family bathroom, and the living-dining room which is semi open-plan with the kitchen. Set within extensive grounds, this historic development is surrounded by flourishing woodland and communal green spaces that provide the ultimate peaceful setting for residents to enjoy.

The location offers an enviable combination of tranquillity and convenience with Newport town centre just a few minutes' drive away, offering an array of shops, cafes, bars, and restaurants exhibiting beautiful Georgian and Victorian architecture with the Newport Minster church in the centre. Some of the island's top attractions are also nearby, including English Heritage's magnificent Carisbrooke Castle and the stunning parkland of Robin Hill Country Park. Regular car ferry travel links from Fishbourne to Portsmouth and East Cowes to Southampton are just a 20-minute drive away, and high-speed ferry links can be found at Cowes and Ryde. A frequent Southern Vectis number 6 bus service serves the bottom of Sandy Lane and all other Island bus services connect at the nearby Newport bus station.

### **Welcome to 3 Wordsworth Mansions**

A communal parking area to the front of the property provides parking, plus a paved patio leads up to the apartments own private entrance.

### **Entrance Hall**

Providing access through the home, this wonderful space offers ample storage as well as a neutral colour palette with a warm engineered oak flooring which continues into the living – dining room.

### **Living - Dining Room**

Boasting beautiful high ceilings, which continue though the apartment, this fabulous room offers dual aspect windows to the front and rear, as well as a partially glazed door to the rear aspect, providing access to the terrace. With ample space for dining and lounging furniture, the space also provides access to the kitchen.

### **Kitchen**

Beautifully designed and refurbished to a high standard, this stunning contemporary kitchen offers plenty of storage space as well as integrated appliances including a dishwasher, electric hobs with an extractor fan over, a microwave, and a double electric oven. Providing additional storage and a handy breakfast bar, the kitchen presents a practical island with a quartz worktop which compliments the grey kitchen cabinets. A range of lighting including over and under cabinet lighting, under worktop lighting, and plinth lighting, create a sleek modern feel, in addition to the ceiling lights. The space is finished with a window to the front aspect, a door to the side aspect, and an open doorway to the living-dining room.

### **Bedroom One**

Benefitting from a rear position within the apartment, this beautiful double bedroom is naturally lit from the dual aspect windows to the rear and side, as well as featuring a partially glazed door leading out to the terrace. This generous bedroom offers a large wall mounted radiator, a large wardrobe with storage over, plus access to a handy en-suite shower room.

### **En-Suite**

Fitted with a large shower, wall mounted vanity hand basin, and a w.c, this en-suite also features a window to the rear, a chrome heated towel rail, and is finished with neutral wall tiles and a lovely marble effect floor.



**Bedroom Two**

Featuring a fitted wardrobe, this beautiful double bedroom offers a window to the rear aspect and enjoys sunshine through most of the day.

**Bedroom Three**

Currently used for storage, this double bedroom offers versatility with potential to utilise in any way, including an office, craft room, or studio.

**Family Bathroom**

Fully equipped with a shower over bath, a w.c, and a pedestal hand basin, this spacious family bathroom is neutrally finished and warmed by a chrome heated towel rail. The space also features a shaver socket.

**Private Terrace**

Accessed via a partially glazed door from the living – dining area and bedroom one, a private southwest facing paved terrace offers a peaceful outdoor environment to relax and admire the beautiful surroundings. This low-maintenance space provides the perfect spot for al fresco dining which can be personalised with planters and ornaments to add further interest.

**The Grounds**

This unique development is surrounded by a beautiful parkland setting which offers peaceful spots to relax and tranquil woodland walks that can be exclusively enjoyed by residents and their visitors.

This unique period apartment is full of unexpected surprises, from the high specification finishes to the added bonuses of a private terrace and allocated parking. Impeccably presented throughout, this property offers an opportunity to acquire a characterful home in a tranquil location close to plenty of amenities. An viewing is highly recommended with the sole agent Susan Payne Property.

**Additional Details**

Tenure: Leasehold

Lease Length: 125 years from September 2012

Maintenance Fees: approx. £1586 per year (including window cleaning, building insurance, minor maintenance, and payment towards a sinking fund)

Ground Rent: approx.£250 per year (paid in two instalments of £125)

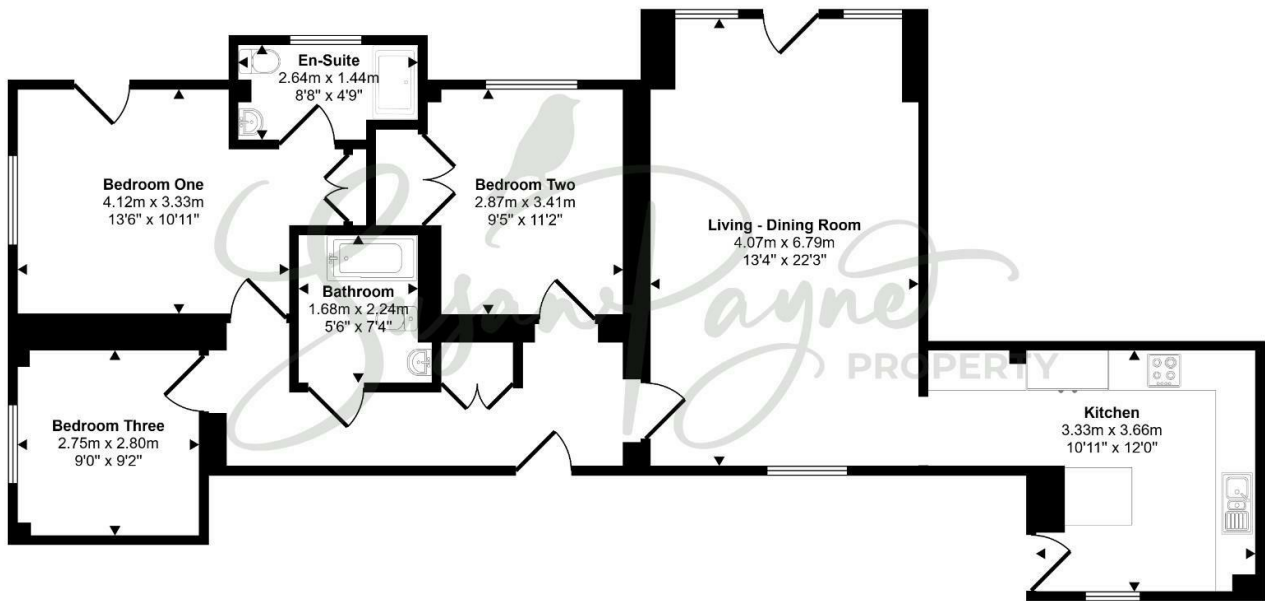
Grounds Maintenance: approx. £593 per year

Council Tax Band: D (approx. £2,348.11 pa – Isle of Wight Council 2024/2025)

Services: Mains drainage and water, electricity, LPG gas

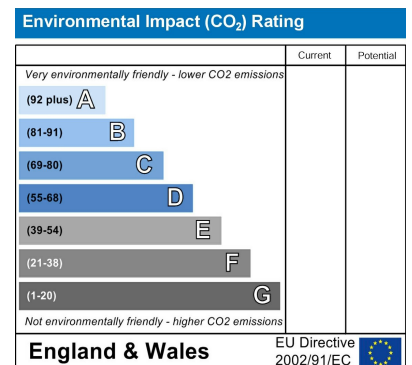
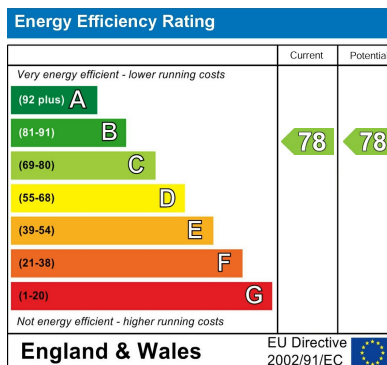


Approx Gross Internal Area  
102 sq m / 1093 sq ft



Floorplan

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.



Agent Notes:

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