



# 3, St Pauls View Road

Newport, Isle of Wight PO30 2HD



Perfectly positioned to enjoy the amenities of Newport, this characterful, semi-detached period cottage provides two bedrooms, two reception rooms and an enchanting, well-established rear garden.

- A recently upgraded and well-presented home
- Fabulous enclosed rear garden with WC and shed
- Updated kitchen and a recently upgraded bathroom
- On-street parking plus small hardstanding
- Convenient to local schools and local amenities
- Full of Victorian period character and charm
- Two good-size bedrooms and two reception rooms
- Double-glazing and new electric heating throughout
- Quiet location on a popular no-through-road
- Walking distance to Newport town centre

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

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This charming period cottage, dating from the late 1800s, has recently benefitted from an abundance of improvements, with the current owner upgrading the property in a sympathetic style which has created a fabulous blend of modern convenience while retaining all of its Victorian character. Recent updates include new electric heaters, an updated kitchen, recently fitted bathroom, and the cottage is finished with stylish neutral décor which perfectly complements the period features including original Victorian fireplaces. Accommodation comprises a welcoming entrance hall, sitting room, dining room and kitchen on the ground floor, with two good-size double-bedrooms and a family bathroom on the first-floor.

The property is just a short walk from Newport High Street which provides an array of shops and supermarkets, cafes, bars and restaurants, and a cinema. Just outside of the bustling town, a relaxing flat level walk all the way to Island Harbour can be enjoyed along the peaceful Medina Estuary which is a haven for plenty of local wildlife and plants, including wading birds such as the oystercatcher and redshank. With the Isle of Wight College located on the outskirts of Newport, there is also a good choice of schools close by at primary and secondary level. Frequent bus routes serve nearby Fairlee Road and Staplers Road, and all Island bus services connect in Newport town centre linking to other major towns of the Island and intermediate villages. Being centrally located means you're never far from all the wonderful things that the beautiful Island has to offer.

### **Welcome to 3 St Pauls View Road**

A small hardstanding sets the property back from the road, with a brick front wall beautifully matching the detailed red and yellow brick façade of number 3.

#### **Entrance Hall**

*extending to 12'9" (extending to 3.89m)*

An updated composite front door is presented in period green and opens into the entrance hall, a welcoming space with stairs leading to the first floor and doors opening into the sitting room and dining room.

#### **Sitting Room**

*12'4" max x 9'11" (3.77m max x 3.03m)*

Currently in use as a fantastic dining room, the sitting room is generously sized with a beautiful cast iron fireplace with wooden surround, tiled inset, and stove hearth. A large bay window to the front aspect fills the space with natural light, and the room is finished in a neutral scheme and carpet.

#### **Dining Room**

*13'4" x 9'11" (4.08m x 3.04m)*

A comfortable space featuring a cast iron fireplace with wooden surround and inset Charnwood log burner, providing both warmth and adding character. Stripped pine floors are complemented with a botanical feature wall, and the dining room also benefits from a usefully large understairs cupboard and a window to the rear aspect.

#### **Kitchen**

*9'7" x 7'2" (2.93m x 2.19m)*

Fitted in 2022, the kitchen comprises a fabulous mix of shaker style base and wall cabinets, finished in a chic grey tone with attractive hardware and with wood effect laminate worktops, period pattern tiled splashbacks and a natural wood-finish laminate floor. Integrated appliances include an oven, hob and extractor hood, an inset sink and drainer with a mixer tap, and there is space for a washing machine, dishwasher and fridge freezer. There is a window to the side aspect, and a door to the rear garden.

#### **First-Floor Landing**

*extending to 13'1" (extending to 3.99m)*

The cottage staircase has a stripped pine handrail, and features an unrestored fireplace. A hatch provides access to the loft, and doors lead to both bedrooms and to the bathroom.





### **Bedroom One**

*13'3" x 10'0" (4.05m x 3.05m)*

The primary bedroom is a spacious double room with a window to the front aspect, elegant grey décor and carpet, and an original cast iron fireplace with wooden surround.

### **Bedroom Two**

*9'7" x 9'6" (2.93m x 2.90m)*

Beautifully presented in a soft, neutral scheme, the second double bedroom has a window to the rear aspect with rooftop views, and also has a door to a large over stairs cupboard.

### **Bathroom**

*9'10" x 8'0" (3.02m x 2.44m)*

A large bathroom featuring a recently fitted white suite, including a bath with shower over complete with a glass screen, a pedestal basin with decorative tile splashback and a mirror over, and matching low-level WC. Attractive stripped pine floorboards, combine with stylish décor and there is also a window with patterned glass for privacy, plus a cupboard housing the immersion heater.

### **Outside**

The hardstanding area to the front of the house has a gate to the side access, currently home to a shed and historically used as a parking area for a small car. The rear garden is a blend of lawn, mature trees and shrubs and beautiful borders. A shed is set at one end, beneath a tree which creates a wonderful shady seating area. At the back of the house, there is a brick built former coal shed, which provides additional storage, and a useful gardeners WC.

3 St Pauls View Road presents a rare opportunity to purchase a move-in ready period cottage, set in a most convenient, quiet location in popular Newport. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

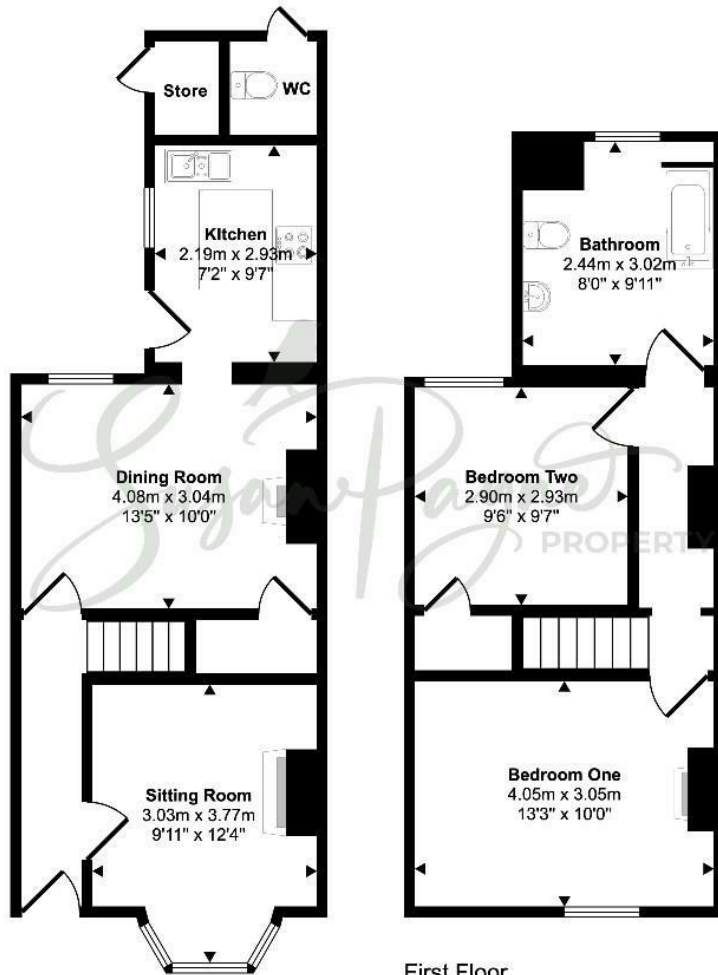
Tenure: Freehold

Council Tax Band: B (Approx £1,826.31 for 2024/25)

Services: Mains water, electricity and drainage



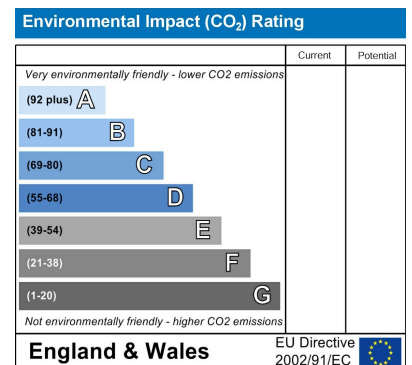
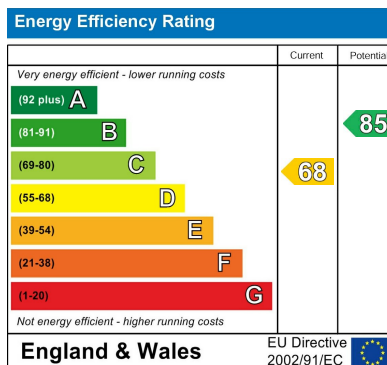
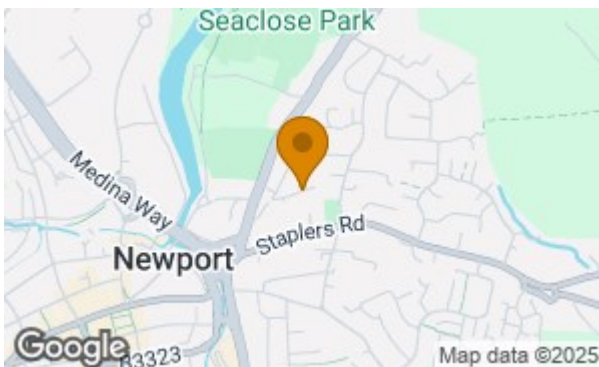
Approx Gross Internal Area  
77 sq m / 831 sq ft



Ground Floor  
Approx 40 sq m / 432 sq ft

First Floor  
Approx 37 sq m / 399 sq ft

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.



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