

# 139, Pyle Street

Newport, Isle of Wight PO30 1JW



A fabulous opportunity to acquire a Grade II listed end-of-terrace two-bedroom cottage in the heart of Newport, with a courtyard garden and a private off-street parking space.

- Historic Grade II listed 18th Century cottage
- Arranged over three floors
- Convenient location in the centre of town
- Off-street parking space for one vehicle
- Close to local amenities and public transport links
- Packed with period character and charm
- Potential to update and upgrade
- Private, enclosed rear courtyard garden
- Many original features including an open fire
- 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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Originally constructed in the late 1700s, 139 Pyle Street is a unique period cottage, filled with potential. The characterful façade, complete with chequered brickwork, sets the tone for the property, which comprises a kitchen and sitting room on the ground floor, a bedroom and shower room on the first floor, and a further bedroom on the top floor. Outside the cottage benefits from a courtyard garden and a rare town-centre parking space. The property offers potential to update, and retains period features such as the open fireplace in the living room and the 'winder' staircases that connect the three floors.

This home is set in the most convenient location in the principal town of Newport, perfectly positioned on a side street, close enough to enjoy the bustle of town centre living. The many services and amenities of Newport are right on the doorstep, including a wide range of shops, a cinema, restaurants and cafes, and the Southern Vectis bus station providing an extensive network of bus routes across the Island. The central location also provides easy access to mainland travel links, connecting to Southampton and Portsmouth.

### **Welcome to 139 Pyle Street**

From popular Pyle Street, the charming white façade of No. 139, which has remained largely unchanged for over 200 years, retains its character, and creates a welcoming entrance into the cottage.

### **Sitting Room**

*12'8" x 10'4" (3.87m x 3.17m)*

The sitting room is well proportioned and full of period character, with an exposed beam in the ceiling believed to have been an 18th Century ships timber, and a large fireplace with exposed brickwork. There is a window to the front aspect with frosted glass for privacy, a winding staircase to the first floor and a door to the kitchen.

### **Kitchen**

*13'1" x 6'11" (4.00m x 2.12m)*

Light and bright, with a large window looking over the courtyard garden, the kitchen currently has fitted units and worktops to two walls, with a sink under the window, an integrated oven and hob, and tiled splashbacks.

### **First-Floor Landing**

The period 'winder' staircase turns up to the first-floor landing, which has doors to bedroom one, the shower room, and a door to the staircase to the second floor.

### **Bedroom One**

*13'4" x 10'4" max (4.07m x 3.15m max)*

Arranged to make the most of the available space, the first-floor bedroom is neutrally decorated and has a window to the front aspect, looking over the local fire station grounds.

### **Shower Room**

The shower room has a pedestal basin with a mirror cabinet over, a matching low-level WC and a walk-in shower to one end.

### **Bedroom Two**

*14'2" x 9'11" under eaves (4.34m x 3.03m under eaves)*

From the landing, a further winder staircase ascends to the top floor, which is spacious, despite having restricted head height due to the vaulted ceiling. Characterful exposed beams enhance the period charm of the room, and there is a window with rooftop views.

### **Outside**

The private courtyard is paved, and is enclosed with attractive brick walls on two sides and a fence to the other. A gate leads out onto Langley Court, where there is also a private parking space which belongs to the cottage.



139 Pyle Street presents a fabulous opportunity to purchase a compact, period cottage, complete with outside space and parking, set in an extremely convenient town-centre location. An early viewing with the sole agent Susan Payne Property is highly recommended.

**Additional Details**

Tenure: Freehold (The private parking space is offered on a leasehold basis and attracts a small annual service charge for the upkeep of the communal car park)

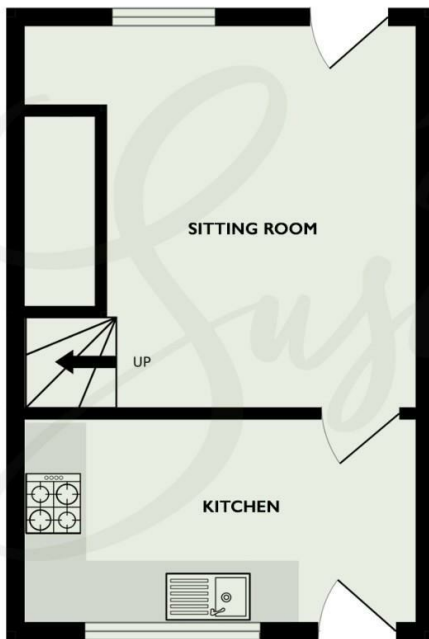
Council Tax Band: B

Services: Mains water, electricity and drainage

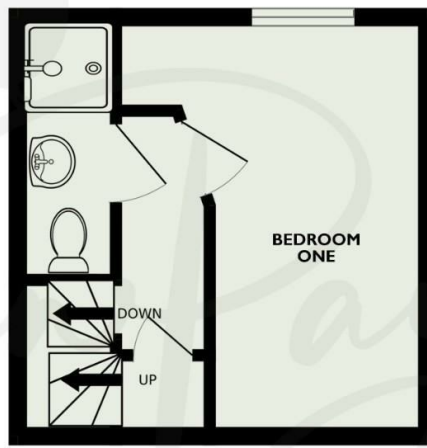




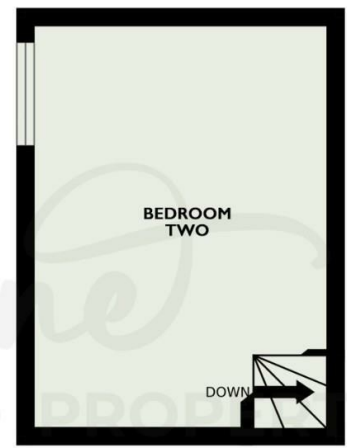
Ground Floor  
258sqft (24sqm) approx.



First Floor  
176sqft (16.4sqm) approx.



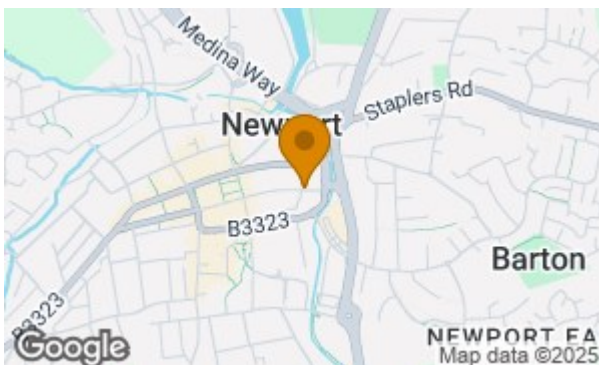
Second Floor  
134sqft (12.4sqm) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 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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