



2, South Cottage,

Calbourne, Isle of Wight PO30 4HZ



£475,000
FREEHOLD



A rare opportunity to acquire a spacious four-bedroom semi-detached cottage which has been renovated to a high standard, situated within a beautiful rural setting, complete with a large garden and outbuildings.

- Charming semi-detached cottage
- Set within a stunning rural location
- Sociable living space and a separate living room
- Beautiful garden with outbuildings
- Amenities and travel links are a short drive away
- Extensively renovated to a high standard
- Four double bedrooms and two bathrooms
- Peaceful, rural setting with lots of wildlife
- Miles of rural footpaths on the doorstep
- Off-road parking for three vehicles

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

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Sympathetically and extensively renovated over the last four years of ownership to create modern interiors with period touches, this stunning country cottage offers spacious accommodation with a large kitchen diner leading to the living room and to the utility room. The stairwell from the utility room leads up to the first-floor landing, which provides access to four double bedrooms (one with an en-suite) and the family bathroom. The garden is situated on one side of the property, offering a mixture of trees, plants, shrubs and trees, plus there is an area of hardstanding towards the rear of the property which hosts a range of outbuildings.

Situated in a rural location, just off Calbourne Road, 2 South Cottages enjoys a delightfully tranquil and peaceful location, just a short drive from the village pub, The Sun Inn. Calbourne is one of the most unspoilt villages on the Island with a green at its centre which sits beside an ancient church dating back to 826AD and the island's famous and picturesque Winkle Street. An idyllic location, but also convenient, with the principal town of Newport just over five miles away, which has a wide range of shops and amenities, as well as cultural events including the vibrant Quay Arts Centre. The sailing towns of Cowes and Yarmouth are a short drive away, and both benefit from mainland ferry links. The rugged coastline of the West Wight can be reached within a fifteen-minute drive, which offers miles of coastal footpaths and unspoilt beaches.

Welcome to 2 South Cottages

Accessed via an unmade road from Calbourne Road, the property is situated in a fantastic position, surrounded by countryside. The driveway leads down to a block-paved parking area and to the rear of the house.

Kitchen - Dining - Living

Offering one form of entry into the property through bifold doors, this beautiful space is fully equipped with a duck egg blue kitchen featuring base, wall and tall cabinets and a large kitchen island. The kitchen cabinets integrate an under-counter fridge and freezer, a dishwasher, a microwave, and an electric oven. The island integrates an electric hob with an extractor fan over, as well as offering a breakfast bar, ideal for a quick snack or as a social space. The stone worktops integrate a butler sink which sits under a window to the front aspect, overlooking the courtyard area and outbuildings. A further two windows to the side and rear aspect flood the space with natural light, with the bifold doors to the side creating an inside/outside space and joining the garden with this space. There is ample space for a large dining table or living room furniture, creating versatility. The gas boiler is located in a cabinet to the rear of the room along with two electrical consumer units.

Living Room

Forming part of the original cottage, this lovely room features a window to the rear aspect and a cosy log burner which creates a wonderful atmosphere, particularly in the cold winter months. With space for all the family, the space benefits from a wood effect laminate that continues from the kitchen – dining - living room. An archway leads into a small hallway with access to an understairs cupboard and into a utility room.

Utility Room

Generously proportioned, this fantastic utility space features a wonderful raw brick chimney breast as well as a cabinet with a 1.5 sink and drainer, plus there is under-counter space for a washing machine. The space is naturally lit by a window and a door to the front aspect creating a second entry point to the property.

First Floor Landing

The carpeted stairwell leads up from the utility room to a carpeted landing providing access to four double bedrooms (one with an en-suite) and the family bathroom.

Bedroom One

Forming part of the extension, this double bedroom is well proportioned and features a built-in wardrobe as well as an en-suite shower room. A window to the side aspect enjoys views over the garden and fills the room with plenty of natural light.

**En - Suite Shower Room**

Fully equipped with a shower, w.c, vanity hand basin, and a white heated towel rail, this lovely en suite boasts a window to the rear aspect with wonderful views across fields.

Bedroom Two

Generously proportioned and featuring a window to the front aspect, this double bedroom forms part of the original cottage and features an over-stairs cupboard and access to the loft space.

Bedroom Three

Benefitting from dual aspect windows to the front and side, enjoying morning and afternoon sunshine, this double bedroom offers ample space for bedroom furniture.

Bedroom Four

Currently set up as a twin bedroom, this double room offers a window to the rear aspect and presents the new owners' opportunity to utilise in a number of ways.

Family Bathroom

Beautifully finished with a neutral suite including a P-shaped bath with an electric shower over, a w.c and a vanity hand basin.

Garden

Wrapping around the front and side of the property, this charming garden is beautifully planted with a mixture of mature shrubs and trees, as well as ample space to grow vegetables, if desired. Its sunny south-facing position makes it the perfect spot to sit and relax, to take in the peaceful surroundings, or to enjoy a spot of al fresco dining on the large patio to the front of the property. The garden attracts a whole host of wildlife, including sparrows, blue tits, woodpeckers, and red squirrels are regular visitors! Benefitting from a range of outbuildings including a workshop, wood store, large shed, and a storeroom, this wonderful garden offers the perfect facilities for those who like to tinker as well as providing opportunities for a home office. The LPG low gas tank can be found buried in the garden, as well as the septic tank.

Parking

The property benefits from a block paved driveway with parking for up to three vehicles.

2 South Cottages presents a fantastic opportunity to acquire a beautifully renovated cottage offering four double bedrooms, set within a peaceful and rural location. A viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

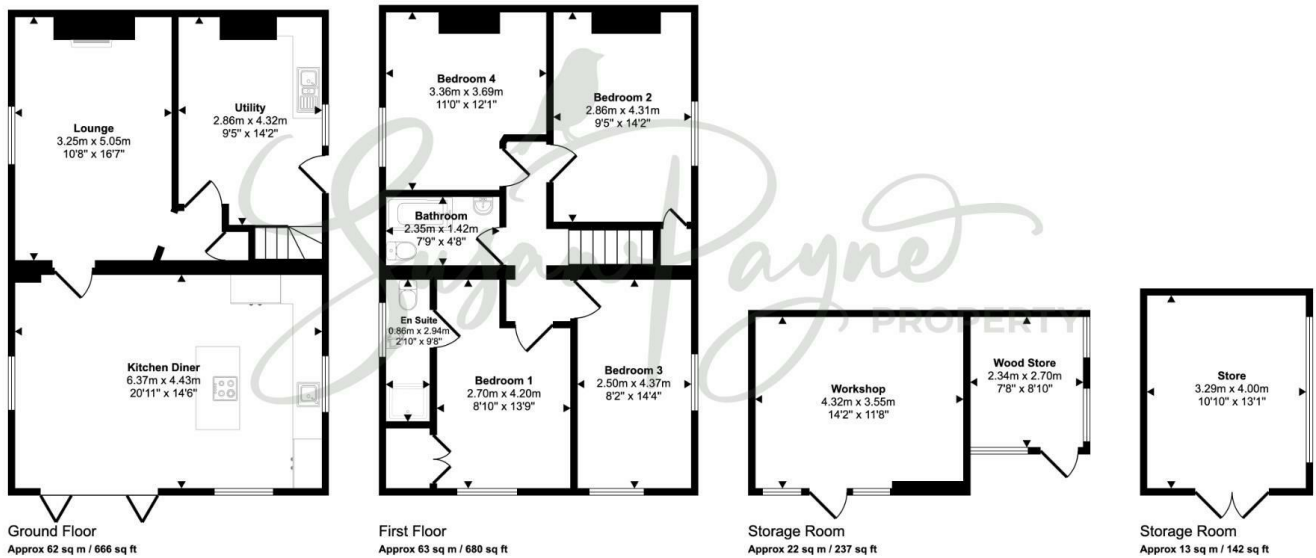
Tenure: Freehold

Council Tax Band: D (approx. £2,415.18 pa – Isle of Wight Council 2025/2026)

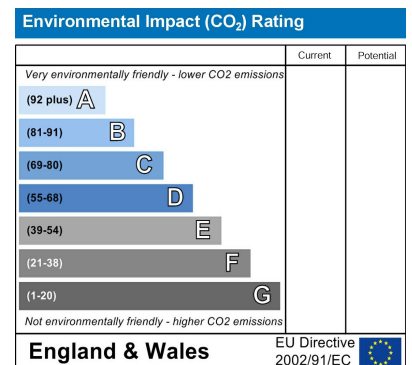
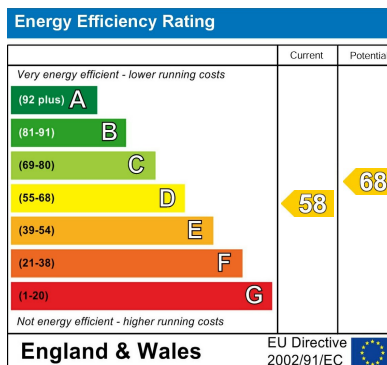
Services: Mains water and electricity, private drainage, LPG (flo gas)



Approx Gross Internal Area
160 sq m / 1725 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.



Agent Notes:

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