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wright  
estate agency



**£389,950**

64 Carisbrooke High Street, Newport, Isle of Wight, PO30 1NR









Nestled in the heart of Carisbrooke High Street, Newport, this Grade II listed semi-detached cottage is a true gem waiting to be discovered. Boasting three reception rooms, five bedrooms, and three bathrooms, this property offers ample space for comfortable family living.

The charm of this cottage is undeniable, with its characterful features adding a touch of history to the modern amenities it provides. Situated close to schools catering to all ages, this home is perfect for families looking for convenience and a sense of community.

One of the standout features of this property is its large garden, providing an ideal outdoor space for children to play, for gardening enthusiasts to indulge their passion, or for hosting gatherings with friends and family.

For those with vehicles, permit parking is conveniently located nearby, ensuring that parking is never a hassle. Additionally, the proximity to rural walks and the historic Carisbrooke Castle offers endless opportunities for exploration and enjoyment of the picturesque surroundings.

The cottage is a level 10 minute walk from the bustling town centre of Newport which offers a wide range of shops and supermarkets, a cinema, restaurants and cafes, and the Southern Vectis bus station providing a network of public transport across the Island. The historic village of Carisbrooke with its famous castle, village amenities including a convenience store, health centre and pharmacy, restaurants and schools for all ages. There are rural footpaths, bridleways and trails within easy reach, providing picturesque walks.

Don't miss out on the chance to own a piece of history in a vibrant community with this stunning Grade II listed cottage.



|                     |              |
|---------------------|--------------|
| <b>Hall</b>         |              |
| <b>Sitting Room</b> | 11'3 x 10'4  |
| <b>Lounge</b>       | 23'3 x 11'10 |
| <b>Dining Room</b>  | 11'2 x 9'3   |
| <b>Kitchen</b>      | 17'8 x 12'9  |
| <b>Utility Room</b> | 5'11 x 5'8   |
| <b>Cloakroom wc</b> |              |
| <b>First Floor</b>  |              |
| <b>Landing</b>      |              |
| <b>Bedroom 1</b>    | 12'2 x 10'4  |
| <b>En-Suite</b>     |              |
| <b>Bedroom 2</b>    | 12'1 x 10'3  |
| <b>Bedroom 3</b>    | 11'6 x 8'8   |
| <b>Bathroom</b>     |              |
| <b>Second Floor</b> |              |
| <b>Bedroom 4</b>    | 14'3 x 11'9  |
| <b>Bedroom 5</b>    | 14'4 x 11'4  |

**Outside**

One of the standout features of this property is its large garden, providing an ideal outdoor space for children to play, for gardening enthusiasts to indulge their passion, or for hosting gatherings with friends and family. This garden has it all. The garden comprises decked areas, mature trees and shrubs, storage sheds and good size lawn area.


**Council Tax**  
Band E

**Services**

Unconfirmed gas, electric, telephone, mains water and drainage.

**Agents Notes**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



TOTAL FLOOR AREA : 1278 sq.ft. (118.8 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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Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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