

SPENCE WILLARD



Roccamonte, Blackwater, Newport, Isle of Wight

# *A great opportunity to acquire an attractive semi-rural property with beautiful gardens, off road parking and access to great country walks*

VIEWING

COWES@SPENCEWILLARD.CO.UK 01983 200880 WWW.SPENCEWILLARD.CO.UK



## **Roccamonte**

The property occupies a quiet semi-rural location position in the hamlet of Blackwater and situated near to the cycle track/bridleway which leads from Newport through Blackwater to Merstone, Newchurch and eventually Sandown offering a wonderful opportunity for keen walkers or cyclists.

The property driveway and access are situated within a quiet cul-de-sac with ample off road parking for 2 cars and single garage. Well maintained mature gardens with fruit and vegetable patch with an abundance of wildlife. The property benefits from oil fired central heating with panelled radiators and double glazed throughout.

Newport, the Island's commercial centre is approximately two miles away and is accessible on the number 3 route from Shanklin and Ventnor to Newport. The bus stop is located just along the road.

## **Accommodation**

**Entrance Hall** Large entrance hall leading through to the main reception rooms. Understairs storage cupboard.

**Living Room** Large picture window overlooking the front garden and access through to the conservatory. Multi fuel burner.

**Conservatory** Beautiful spacious room with views over the garden and fitted with full length blinds. Floor mounted air conditioning unit installed.

**Kitchen** Good size dual aspect room with views out over the garden. Ample wall and fall mounted storage units. Access through to second conservatory (west facing) with power and light for use partly as a utility area.

**Garden Room/Conservatory (No2)** sliding doors out onto the west facing garden. Partly used as a utility area with ample plug points.

Dining Room Dual aspect room with views out over the front garden.

Bedroom 4/Study Good size room with multiple use, currently set up as a hobbies room. Views out over the rear garden.

WC Cladded PVC wall panels. Wash hand basin with vanity unit. WC and wall mounted radiator.

#### FIRST FLOOR

Landing with built in airing cupboard.

Bedroom 1 Dual aspect spacious double bedroom with built in double wardrobe. Additional eves storage. Views out over the garden.

Bedroom 2 double bedroom with built in wardrobe. Views over the garden.

Bedroom 3 Dual aspect single bedroom with additional eves storage.

Bathroom Fully tiled bathroom with large walk in shower, Wash hand basin and vanity unit, WC. Additional eves storage.

Outside Beautifully laid out garden with a variety of mature trees and bushes, Front garden mainly laid to lawn with ornamental pond. Side access to rear garden with both fruit and vegetable plots. Additional fruit trees, garden shed and greenhouse. Access to the garage and driveway. Off road parking for 2 cars plus the additional use of the garage with light and power.

Services Mains water, electricity and drainage. Oil fired central heating via panelled radiators. Air conditioning unit.

EPC Rating E

Tenure Freehold

Council Tax Band E

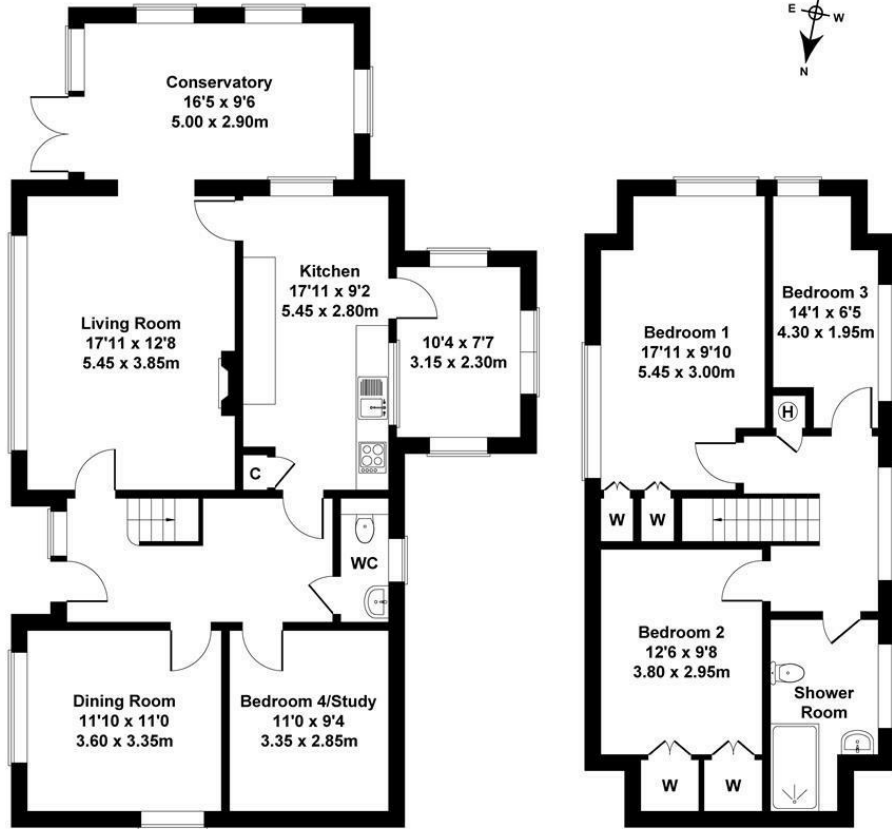
Postcode PO30 3BJ

Viewings All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



## Roccamonte , PO30 3BJ

Approximate Gross Internal Area  
1679 sq ft - 156 sq m



GROUND FLOOR

FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



SPENCEWILLARD.CO.UK

#### Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.