



MYRTLE COTTAGE MARKS CORNER

NEWPORT, PO30 5UD

£495,000
FREEHOLD

A detached 2 bedroom house offering a wonderful opportunity for those seeking a project to make their own. Situated on approximately 1.8 acres of private land with gated access and offering spacious paddock and various outbuildings. Although in need of modernisation, this house presents a blank canvas to design a home that suits your taste and style.

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MYRTLE COTTAGE MARKS

- 2 bedroom detached home
- In need of refurbishment
- Gated entrance and its own private lane
- Large open barn and paddock
- Approx 2.5 acres of land



Lean-to Conservatory

With doors to side and access to both the dining room and sitting room.

Dining Room 3.38 x 3.07 (11'1" x 10'0")

Currently used as an additional sitting area, doors lead from here into the large kitchen.

Sitting Room 3.8 x 3.38 (12'5" x 11'1")

A cosy room with a brick fireplace and fitted wood burning stove. Exposed beams. Fireplace to 1st floor.

Kitchen 4.8 x 3.65 (15'8" x 11'11")

A lovely, large dual aspect room with an array of fitted wall and base units with worksurface over. Inset stainless sink and drainer and oil-fired Aga and ample space for a dining table. Door to rear porch.

Bathroom

WC. Hand basin and bath with shower over. Cupboard housing oil fired boiler.

FIRST FLOOR

Bedroom 1 3.4 x 2.7 (11'1" x 8'10")

A small double bedroom with double wardrobe and feature fireplace. Window overlooking the lane to the front. Radiator.

Bedroom 2 3.4 x 3m (11'1" x 9'10")

A double bedroom with fitted wardrobe. Radiator. Feature fireplace.

Outside

The cottage has an enclosed garden which is laid to lawn with mature shrub borders. A brick-built store sits to the side of the property. There is parking at the front of the property and gated access to a private lane leading down to the paddocks. The land provides various outbuildings to include 2 open barns, a timber stable block, a chicken coup and further brick-built store. The land extends to approximately 2 acres. Please check the acreage for yourself as we cannot guarantee accuracy.

Additional information

Tenure Freehold

Council Tax Band D

EPC Rating E

Services Mains electric, water and private drainage. Oil fired heating via radiators.

Note: We are advised the property has experienced movement in the past and has been underpinned.



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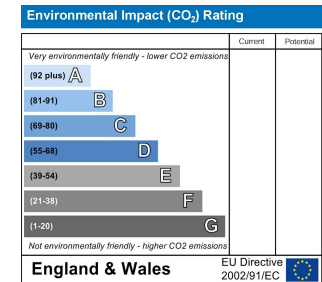
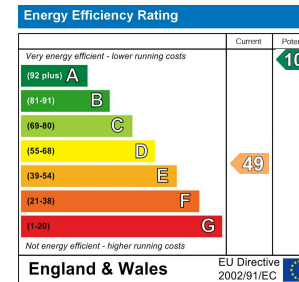


GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.

1ST FLOOR
248 sq.ft. (23.0 sq.m.) approx.

TOTAL FLOOR AREA: 1106 sq.ft. (102.7 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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