



Toby Cottage
Lynch Lane | Calbourne | Isle of Wight | PO30 4JQ

FINE & COUNTRY





Step inside

Toby Cottage

Located in a leafy country lane in the heart of the picturesque village of Calbourne, this character cottage is steeped in history. The property has been superbly modernised, to include a retiled slate roof, to perfectly combine its extensive features with the needs of modern life.

On arrival at the cottage, the home is accessed via a large, pitched roof stone porch, which provides ample space to combine the entrance way as a useful boot room, ideal for kicking off those muddy boots and shoes, after exploring the many delightful footpaths which are located within easy reach of the property.

Entering into the spacious dual aspect sitting room, the exposed brick chimney breast is an enchanting focal feature of the room, fitted with a wood burner for cosy winter evenings. Overlooking both the front garden and attractive rear courtyard directly at the rear of the house, this is a wonderful space in which to entertain.

Continuing through the ground floor, there is a formal dining room which retains exposed beams and has been fitted with wooden wall panelling adding to the charm of this delightful space. Adjacent to this is a spacious dual aspect kitchen diner, again, overlooking the large courtyard, which grants ample space for outdoor dining during the warmer months. The kitchen has been fitted with a wealth of white wall and base units with a solid wooden work top, adding to the country kitchen feel you would expect in a home of this era. Boasting a large inset range oven, glazed dresser and butler sink, great care has been taken to retain the character feel, whilst providing modern convenience to the homes occupants. Concluding the ground floor accommodation is a cloakroom.

The first-floor accommodation is spacious with a wonderful open landing space leading off to three double bedrooms. The main bedroom has a partially vaulted ceiling, enhancing the spacious feel of this room. A substantial family bathroom sits adjacent, serving the first-floor rooms.

The substantial rear garden is a delight, the large private courtyard formally mentioned, gives access to a quaint stone outbuilding which has been divided into two rooms, one used a guest bedroom with an adjacent kitchenette, potentially allowing this building to serve as a home office if required.

Steps lead up from the courtyard through well stocked flower beds, to a flat lawned area with more seating and access to another stone outbuilding which has been modernised and fitted with double doors, providing a useful hideaway to admire the garden and enjoy all year round, due to the fitted wood burner and double glazed windows.

The next tier of garden has raised beds, ideal for maximising the 'good life' in the countryside. Continuing up the garden, steps lead to a substantial raised deck, bordering onto the open field at the rear of the boundary fence, granting superb views over the beautiful surroundings this home is nestled within.







Travel Information

6 miles from Yarmouth to Lymington Ferry Terminal
 10.2 miles from Fishbourne to Portsmouth Ferry Terminal
 10.6 miles from East Cowes to Southampton Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

1Leisure Medina, Newport	6.4 miles
Newport Golf Club & Driving Range, Freshwater	6.3 miles
Newclose County Cricket Ground, Blackwater	6.1 miles
West Wight Sports Centre, Freshwater	6.3 miles

Healthcare

Doctors Surgeries	
Brighstone Surgery, Brighstone	01983 740219
Brookside Health Centre, Freshwater	01983 758998
Carisbrooke Health Centre, Carisbrooke	01983 522150
Medina Health Care, Newport	01983 522198
Pyle Street Surgery, Newport	01983 523525

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	6 miles (01983 822099)

Education

Primary Schools	
Brighstone CE Primary School, Brighstone	01983 740285
Shalfleet CE Primary School, Shalfleet	01983 760269
Carisbrooke CE Primary School, Carisbrooke	01983 522348
St Thomas Of Canterbury Primary School, Carisbrooke	01983 522747
Newport CE Primary School, Newport	01983 522826
Hunnyhill Primary School, Newport	01983 522506
Chillerton & Rookley Primary School, Chillerton	01983 721207

Secondary Schools/Colleges	
Carisbrooke College, Carisbrooke	01983 524651
Christ The King Upper College, Newport	01983 537070
Medina College, Newport	01983 861222
Ryde Academy, Ryde	01983 567331
The Island VI Form, Newport	01983 522886
The Isle of Wight College, Newport	01982 526 631

Learning Assisted Schools:	
Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St Catherines, Grove Road, Ventnor	01983 852722

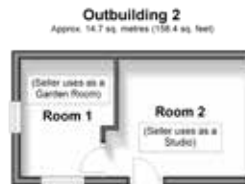
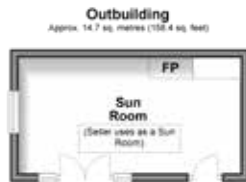
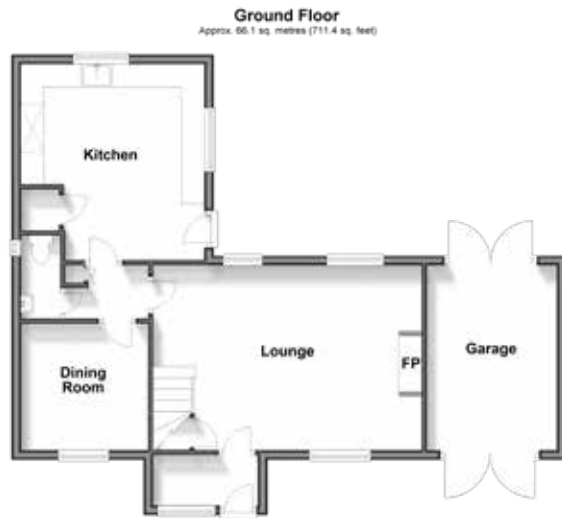
Entertainment

Restaurants / Bars
 Blacksmith Arms, Calbourne
 The Cow, Tapnell
 Three Bishops Inn, Brighstone
 The Sun Inn, Hulverstone
 The Crown Inn, Shorwell
 Wight Mouse Inn, Chale
 The Sun Inn, Calbourne
 The Horse & Groom, Shalfleet
 The Llama Tree Bistro & Pizzeria, Ningwood

These bars and restaurants are available within a 10-minute drive of this home.

Local Attractions / Landmarks

Isle of Wight Pearl Centre, Brighstone
 Blackgang Chine, Blackgang
 Tapnell Farm, Yarmouth
 Fort Victoria Country Park, Norton
 St Catherine's Oratory, Niton
 The Needles Landmark Attraction, Alum Bay
 Carisbrooke Castle, Carisbrooke
 Robin Hill Country Park, Downend



GROUND FLOOR

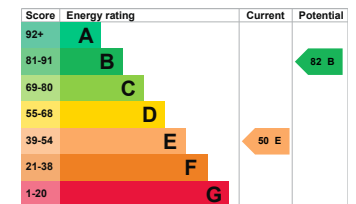
Entrance Porch	
Lounge	18'11 x 12'4
Inner Hall	
Dining Room	8'11 x 8'10
Cloakroom	
Kitchen	12'10 x 12'8

FIRST FLOOR

Landing	
Bedroom 1	18'8 x 9'1
Bedroom 2	13'5 x 9'2
Bedroom 3	13'5 x 9'2
Bathroom	12'10 x 8'

OUTSIDE

Front Garden	
Driveway Parking	
Garage	15' x 9'1
Rear Garden	
Detached Studio	10' x 9'1
Garden Room	9'4 x 7'3
Sun Room	



Council Tax Band: EW
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed 08.07.2024





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