

SPENCE WILLARD



Virginia Cottage, 31, Castle Street Carisbrooke, Isle of Wight

Charming quintessential Grade II listed thatched cottage nestled in the heart of Carisbrooke Village with off road parking and garaging.

VIEWING:

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The property has retained many original features including exposed beams and oak framed brickwork; light and airy throughout with most principal rooms enjoying dual or triple aspect. The cottage sits within the local conservation area and forms part of the National Landscapes, formally known as AONB. The cottage had previously operated as a successful holiday rental and earned the prestigious Four Star Gold Award by Visit England. Adjacent to the main dwelling is a self-contained annexe including separate access to bedroom, lounge, shower and kitchen area, ideal for a guest retreat, multi-generational living or even creative/office space.

Beautifully maintained southeast facing secluded garden with a variety of seating areas, predominantly laid to lawn grounds with mature native hedging, an abundance of shrubs and carefully managed borders.

There is parking to the rear of the property to include a garage and off road parking accessed via a private lane. The property is situated in the oldest part of Carisbrooke village and excellent walks can be enjoyed throughout the surrounding countryside, including the Bowcombe Valley and around Carisbrooke Castle. A local shop, doctor's surgery, pub and restaurant are within walking distance, whilst the further amenities of Newport, the Island's capital, are easily accessible. The property benefits from excellent local road and bus route links into Newport and across the Island.



ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH Elegant oak framed thatched porch with seating. Front door through to:

HALLWAY Leading to the principal reception rooms with a useful storage for coats and boots. Stairs rising to the first floor.

KITCHEN/BREAKFAST ROOM A light and spacious dual aspect room, with a range of traditional style oak wall and base units with under cabinet lighting. Granite worksurfaces over with inset one and a half sinks and drainer. Flagstone flooring and feature cast iron kitchen range. AGA and separate electric four ring hob and double oven beneath. Integrated Neff dishwasher, fridge and freezer. Ample space for table and chairs.

SITTING ROOM Forming part of the original building, retaining many original features, from exposed oak framed brick walling to ornate fireplace with open flue. This triple aspect reception room with solid wood flooring enjoys views over the southeast facing garden. Ample storage facilities.

DINING ROOM A spacious room with southeast facing views over the garden. Bespoke fitted solid oak shelving unit adding practical storage. Ample room for dining table and chairs for six people.

UTILITY ROOM This part of the property has the ability to be separated from the main house and used as an annex/holiday accommodation. The utility room has a range of wall and base units with work surface over, inset one and a half sinks and drainer. Access to the garden.

SHOWER ROOM Largely tiled with glass panelled shower cubicle, wash basin, heated towel rail and WC.

SNUG/GAMES ROOM With built in storage cupboards. Views over the garden. Access to large loft area. Planning permission has been granted for conversion into a spacious additional bathroom if required.

BEDROOM 5/RECEPTION ROOM Forming part of a potential annex, this light and spacious dual aspect reception room features French doors leading out onto the patio garden. Currently utilised as a sunroom, benefiting from cleverly integrated storage solutions, complete with a discreet wall-mounted drop-down king size bed.

FIRST FLOOR

LANDING with staircase to second floor.

BEDROOM 1 A large double bedroom with views over the southeast facing garden. Built in ornate cast iron fireplace. Ample room for wardrobes.

BEDROOM 2 A good sized double bedroom with further views over the garden. Two built in storage cupboards/wardrobes.

BATHROOM Mostly tiled throughout and comprising a bath with shower over, wash basin set on granite topped vanity unit with storage beneath. Heated towel rail and WC.

SECOND FLOOR - GUEST SUITE

BEDROOM 4 Good size versatile ROOM with ample storage facilities.

BEDROOM 3 Further double bedroom with additional eves storage and views over the garden.

OUTSIDE The property benefits from a private shared gravelled driveway providing off-road parking and access to a substantial **GARAGE/WORKSHOP** fitted with electricity. Ample room for 2 small cars. Additional storage facilities are provided throughout. The beautifully maintained secluded garden features an array of mature hedging and shrubs, complemented by convenient gated access to both the driveway and garage.

ADDITIONAL INFORMATION

The property is available furnished by separate negotiation.

POSTCODE PO30 1NS

TENURE Freehold

COUNCIL TAX Band E

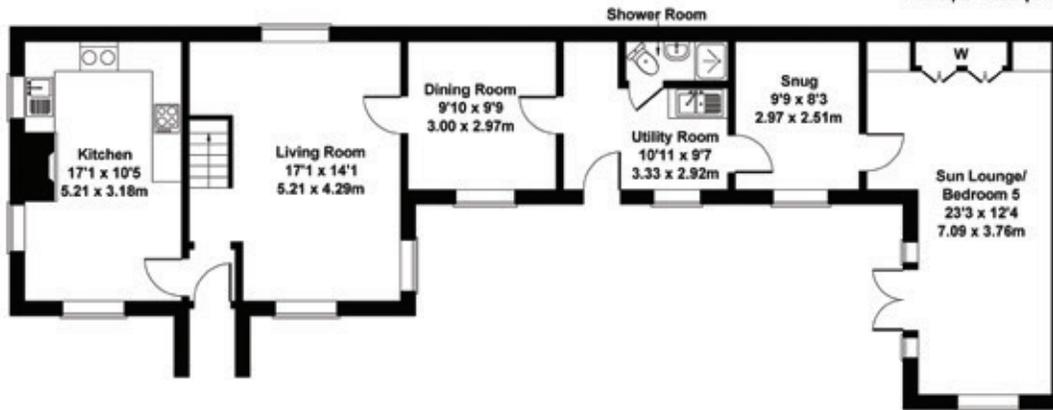
EPC RATING Listed, Grade II

SERVICES Mains water, gas, electricity and drainage. Gas fired central heating.

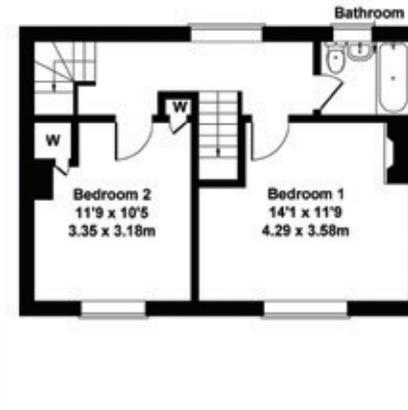
VIEWINGS Strictly by prior appointment with sole selling agents, Spence Willard.

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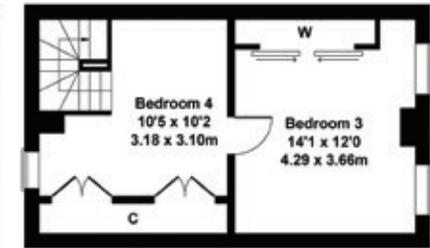
Approximate Gross Internal Area
1752 sq ft - 163 sq m



GROUND FLOOR



FIRST FLOOR



GUEST SUITE SECOND 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.
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