

McCarthy
& BOOKER



Greenacre, 24 Calbourne Road, Newport, Isle of Wight, PO30 5AP



This spacious detached house offers flexible accommodation which could be used as one level living and a lower ground floor annexe or a generous sized home.

With four well-proportioned bedrooms, three bath/shower rooms and two reception rooms, there is more than ample room. A full width balcony across the rear of the house gives fantastic views over the countryside.

The standout feature of this property is the 1.21 acres it sits in, with generous parking spaces, multiple garden stores, water tanks, a large workshop, stable, paddock, fruit trees and vegetable patches. This is an ideal small holding as there are also chicken coops and a poly tunnel, live the good life!

[A versatile detached home within 1.21 acres](#)

Nestled into its beautiful countryside surroundings, Greenacre and its grounds spread out and down to give a flexible accommodation either as a large family home, one level living and attached annexe below or divided into two separate properties with a holiday home or rental. The acre of gardens include a large garage/workshop, summer house, small stable, fruit cages, poly tunnel for fruit and vegetables, chicken coops and beautifully maintained lawns, mature plants and trees and a large fish pond.

The house itself has a deep balcony across the width and side of the property giving outstanding far reaching views across the countryside. There are three/four bedrooms, a generous sized sitting/dining room, three bath/shower rooms, one/two additional reception or hobby rooms and downstairs utility room.



Interior

A deceptively spacious home that flows beautifully as one level living with a private lower floor for a family member or guests, or a generous sized family home over two levels.

Very well presented and neutrally decorated throughout, this home has very versatile accommodation and has daylight flooding in through the large windows and patio doors.

Ground Floor:

The glazed porch has a convenient and discreet log store with lid, this opens into the bright hallway with a useful storage cupboard. This area has the stairway leading down to the lower floor and also flows straight through to rear of the property and the balcony.

All three good sized double bedrooms have either an array of sliding wardrobes or built in cupboards with the principal bedroom having an ensuite shower room and double French doors opening onto the balcony.

The family bathroom is half tiled and has a deep bath tub, basin and wc.

The generously sized sitting/dining room is triple aspect with a brick feature fireplace containing a woodburner. This L shaped room has a rear bay window with a bespoke sitting area that has storage beneath, where you can sit and enjoy the beautiful views over the countryside.

The kitchen is accessed from both ends, from the dining area and from the utility room which has storage cupboards that also house the boiler, hot water cylinder and airing cupboard. This space also has a larder and space/plumbing for a washing machine as well as a door to the balcony. The long airy kitchen has wooden wall and base units, a range oven with 7 gas rings and 3 electric ovens, space for a large American style fridge/freezer, wine rack and an integrated dishwasher.

Lower Ground Floor:

This level can be reached from the staircase or directly from outside, giving the flexibility to make this a self contained area. There is a utility room with sink and multiple storage cupboards that gives access either way to a family/hobby room or office and in the opposite direction a shower room and either a bedroom or reception room.

Exterior

Set back off the road, it has immediate parking for four vehicles with the driveway flowing onto further parking not only at the rear of the house but onwards through a gate down towards the large garage/workshop. In this tranquil rear garden, that has been lovingly cared for, there is everything you could need for a small holding including a poly tunnel, fruit trees, chicken coops, a paddock and small stable - ideal for a pony, many outbuildings and garden stores and water tanks. In the more formal area of these extensive grounds there is a large fish pond with pump and a new filter, a designated seating area, a summer house that has electric power and all situated within well kept lawns and flower beds. The most wonderful place to relax and enjoy the peace and quiet.

There is an undercroft formed from the balcony across the width of the rear of the house which gives a sheltered area to sit, as well as giving access to the lower part of the building and to an internal store with electrics and light.

The front gardens include another pond with a waterfall, mature plants and trees and has a pathway leading to the main entrance door.



Newport

The Island's capital. With all the major amenities including supermarkets, shops, The Isle of Wight College for further education, cinema, entertainment venues, bars and restaurants as well as St Marys hospital. Great road and bus route links to the rest of the Island with its almost central location.

Further Information

Tenure: Freehold

EPC: D

Council tax band: E

Gas central heating via Vaillant boiler

Mains water, electricity, gas and sewerage

Double glazed throughout

Super fast broadband is available in this area

Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

**McCarthy
&BOOKER**

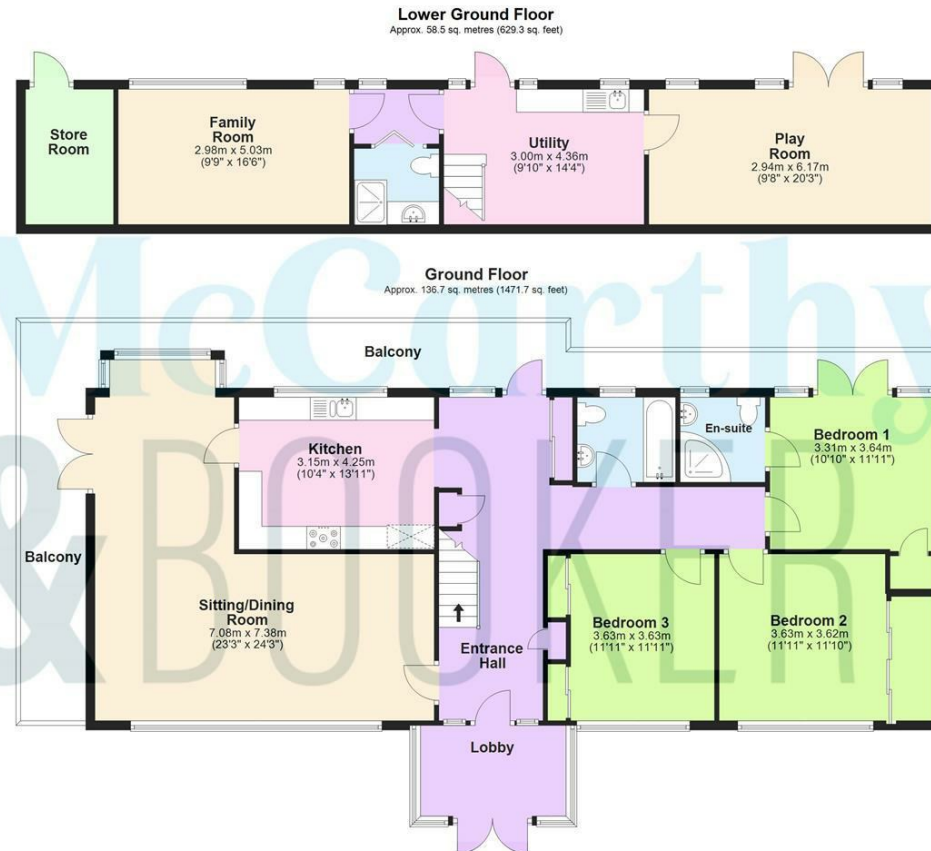
01983 300 111

hello@mccarthyandbooker.co.uk

The Old Post Office, 73 High Street, Cowes, Isle of Wight, PO31 7AJ



mccarthyandbooker.co.uk



SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk. Plan produced using PlanUp.

24 Calbourne Road, Carisbrooke