

SPENCE WILLARD



Anchorage, Blackwater, Newport, Isle of Wight

A superb opportunity to acquire a substantial four-bedroom detached home set within a rural hamlet south of Newport, enjoying extensive gardens that include a private area of woodland to the rear, along with generous parking and a garage.

VIEWING

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While the property would now benefit from some updating, it already offers generous family accommodation and exciting scope to create further bedroom space in the roof area (subject to building regulation approval), where a staircase leads to two existing attic rooms. With double glazing and oil fired central heating, the living spaces are impressively versatile, beginning with a large dual-aspect lounge enjoying views to both the front and rear and centred around a characterful fireplace (not currently in use). This connects beautifully to the dining room via stained-glass tri-folding doors, with the conservatory accessed directly beyond. The kitchen provides excellent practical space with plenty of storage and links to a particularly useful utility/store area with access to the gardens and the garage. A cloakroom completes the ground floor. Upstairs, four well-proportioned bedrooms, each with built-in storage, are served by a family bathroom. The staircase continues to the second floor, where two interconnecting attic rooms offer ideal hobby, studio or work-from-home space.

Outside, the front garden is enclosed and provides parking for two cars and access to the garage. The rear garden is a standout feature: a generous formal area with greenhouse and timber workshop, leading into a magical woodland garden with direct access to the Newport-Sandown cycle path. Here, a large pond with waterfall, a decorative bridge and a natural stream create a wonderfully tranquil retreat.

LOCATION

Blackwater is a small rural hamlet positioned at the heart of the Island, offering an attractive blend of countryside tranquility and excellent connectivity. Surrounded by open fields, woodland and scenic walking and cycling routes, including the popular Newport to Sandown cycle track, the area provides a peaceful setting while remaining highly convenient. Newport's extensive shops, supermarkets, cafés, schools and leisure facilities are just a short drive away, with easy access to the Island's main road network for travel across the Island and to the ferry terminals.

ENTRANCE LOBBY

Leading into:

ENTRANCE HALL

A spacious area with coat hanging recess and an understairs storage cupboard.

LOUNGE

5.70m x 4.15m (18'8" x 13'7")

A generous reception room enjoying and outlook to both the front and rear together with a stone fireplace (currently not in use) as a main focal point. Attractive stained glass tri-folding doors open up into:

DINING ROOM

3.50m x 3.45m (11'5" x 11'3")

Another well-proportioned reception room with direct access out to the conservatory.

CONSERVATORY

6.45m x 3.75m max (21'1" x 12'3" max)

Featuring a tiled floor and two sets of double doors, this is a wonderful place to sit and enjoy the outlook over the rear garden.

KITCHEN

4.05m plus recess x 2.75m (13'3" plus recess x 9'0")

A spacious, well-appointed room fitted with ample storage cupboards, drawers and work surfaces, complemented by an integrated double oven and ceramic hob. There is under-counter space for a selection of white goods, while the oil boiler is neatly positioned within a chimney recess.

UTILITY/STORE AREA

4.70m x 1.50m (15'5" x 4'11")

A useful connecting area between the kitchen and garage with access to both gardens, fitted shelving, and a recess plumbed for a washing machine.

FIRST FLOOR LANDING

Featuring a recessed double linen storage cupboard.

BEDROOM 1

4.15m x 3.15m plus door recess (13'7" x 10'4" plus door recess)

A spacious double bedroom enjoying an outlook over the rear garden and fitted with a good range of built-in storage cupboards.

BEDROOM 2

3.50 into door recess x 3.45m (11'5" into door recess x 11'3")

Another good double bedroom, also enjoying the outlook over the rear garden and featuring good built-in in storage and a vanity wash basin.

BEDROOM 3

2.75m x 2.25m plus door recess (9'0" x 7'4" plus door recess)

A third double bedroom overlooking the rear garden with a deep built-in storage cupboard.

BEDROOM 4

4.15m max x 1.964 max (l'shaped) (13'7" max x 6'5" max (l'shaped))

A single bedroom to the front with a useful built-in storage recess.

FAMILY BATHROOM

2.50m x 1.70m plus shower recess (8'2" x 5'6" plus shower recess)

A good sized facility with a suite comprising a corner bath, wash basin, WC, bidet and a recessed shower cubicle.

SECOND FLOOR**ATTIC ROOM 1**

4.30m x 2.60m (14'1" x 8'6")

A useful space ideal for hobbies and fitted with shelving. A door leads through to:





ATTIC ROOM 2

3.30m x 2.60m (10'9" x 8'6")

A second attic room fitted with chest of drawers, work surface and a recessed hanging space ideal as a home office. From here there is a door leading to the remaining part boarded attic/loft space providing further storage.

OUTSIDE

The property is set within extensive gardens to both the front and rear, further enhanced by an additional area of woodland at the far end of the plot. This woodland stretches behind neighbouring properties and connects to the Newport-Sandown cycle path via a five-bar gate. Thoughtfully thinned and landscaped, it bursts into colour each spring with bluebells and primroses, and features a wonderfully enchanting relaxation area beside the stream, complete with a substantial garden pond, charming waterfall, timber shelter and a characterful bridge. Adjacent to the house lies a more formal garden, mainly laid to lawn and planted with a wide variety of established trees and shrubs. This area also includes a fruit cage, a generous greenhouse and a sizeable timber workshop/garden store. A patio terrace sits to one side of the conservatory, providing an ideal spot for barbecues and outdoor entertaining.

At the front, the lawned garden is neatly enclosed and stocked with established planting, while the driveway offers parking for two cars and leads to the garage (5.10m x 2.75m / 16'8" x 9'0"), complete with remote-controlled door, power, lighting, side window and internal access to the utility/store.

COUNCIL TAX BAND

E

EPC RATING

D

TENURE

Freehold

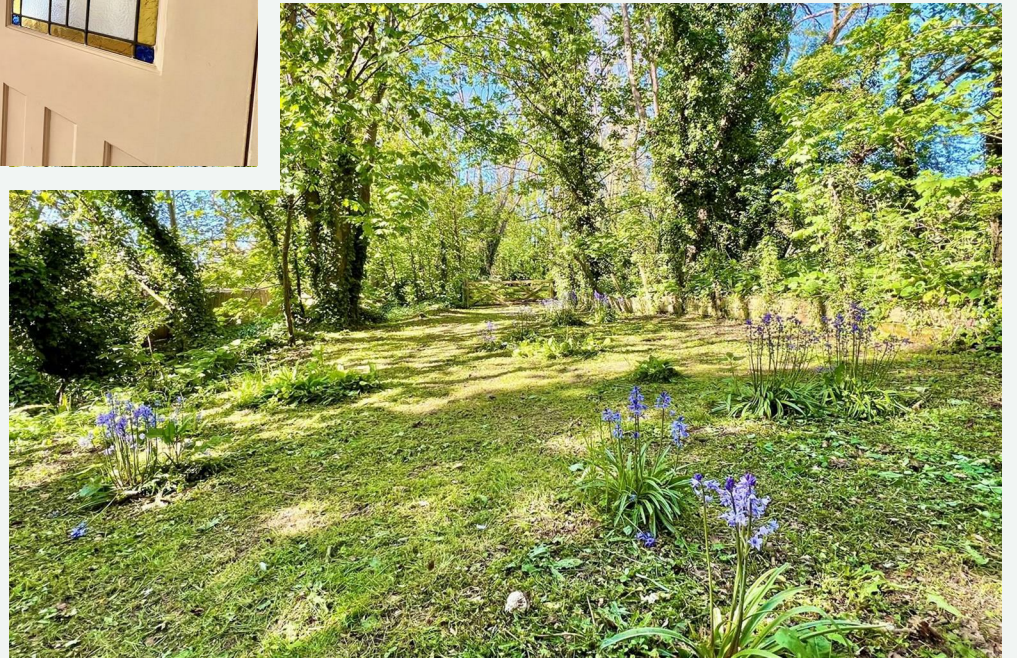
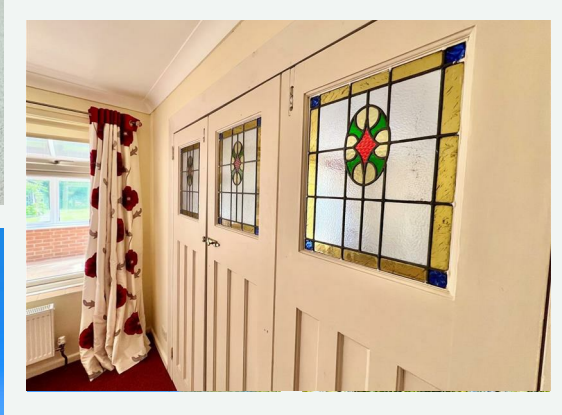
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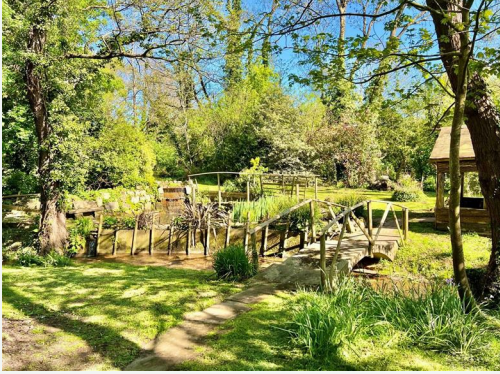
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VIEWING

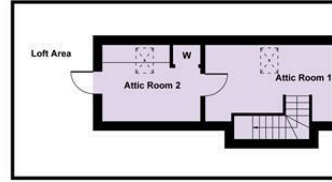
Strictly by appointment with the selling agent, Spence Willard.







Anchorage



SECOND FLOOR



FIRST FLOOR



GROUND 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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