21 Nodgham Lane, Carisbrooke, Newport, Isle of Wight, PO30 1NY

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McCarthy & BOOKER

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Guide Price

Detached characterful home with far reaching views across to Carisbrooke Castle and countryside ~ Three spacious bedrooms plus attic room ~ Garage with off road parking for multiple cars ~ Sun room and balcony ~ Sitting room and connecting dining room

Detached home with far reaching views to Castle

Occupying a peaceful and elevated position, this substantial detached home enjoys an outlook that is quite simply one of its defining features. A generous rear balcony spanning the width of the house is perfectly positioned to give views that stretch uninterrupted across the surrounding countryside towards the historic Carisbrooke Castle. Along with three bedrooms, laundry/utility room, attic room, sitting and dining room this property, combined with curved coved ceilings, tasteful decoration and abundant natural light creates a wonderfully peaceful and comfortable atmosphere.

Interior

Craftsman built and full of character, the house combines generous proportions and period-style details with a stylish and contemporary approach to modern living. Beautifully maintained and thoughtfully presented throughout, it is bright, airy and welcoming with bespoke curtains and blinds and carefully chosen finishes.

There is also a fascinating history to the property. It is believed to have been built by a shipwright and the impressive entrance door, with its timber construction, iron detailing and stained glass panel, is said to have originated from a ship. Further reminders of the property's past can be found beneath the house, including an original trap door and ceiling pulleys, adding an intriguing layer of character.

Ground Floor:

The welcoming entrance hall immediately sets the tone, with a handsome wooden staircase, attractive decorative windows which flood the space with light and charming toggle-style light switches. There is also a useful modern cloakroom.

The porch provides practical space for coats and shoes, from here the house opens into the beautifully appointed kitchen, a stylish modern space with an excellent range of wooden wall and base units, generous work surfaces and an island.

Integrated appliances include a dishwasher while there is space for a freestanding oven and hob, an American-style fridge/freezer and a wine cooler. The kitchen is both practical and sociable with plenty of storage.

A particularly useful laundry/utility room also incorporates a bespoke home office area. There is plumbing/space for both a washing machine and tumble dryer, together with fitted cupboards providing excellent additional storage. The bespoke desk area has been cleverly designed so that it can be dismantled, should the new owner prefer to create space for another fridge/freezer or additional cabinetry.

The accommodation flows naturally through to the interconnected sitting and dining rooms. These impressive reception spaces extend across the width of the property, with double doors between them creating an adaptable and sociable arrangement.

The sitting room is a particularly inviting space, with a log burner set upon a stone hearth, while the dining room has an attractive feature fireplace currently filled with logs, creating a lovely focal point. Both rooms have French doors opening into the wonderful full-width sun room, ensuring that the exceptional outlook is enjoyed from almost every angle.
The sun room is undoubtedly one of the highlights of the house. A central patio door leads directly down to the garden, while wide sliding doors to either side frame the panoramic views. Whether enjoying morning coffee, an evening drink or simply watching the changing light across the countryside, this is a room designed to make the most of its remarkable setting.

First Floor:
This level provides three exceptionally generous double bedrooms and family bathroom.
The principal bedrooms to the rear are particularly special, both benefiting from patio doors opening directly onto the full-width rear balcony. From here, the views are breathtaking, extending over the countryside towards Carisbrooke Castle, the church and beyond towards Portsmouth and the Spinnaker Tower.
The front bedroom is equally well proportioned and benefits from deep built-in wardrobes, providing excellent storage.
The family bathroom is spacious and beautifully appointed, with a large walk-in shower featuring a waterfall shower head, alongside a bath, WC and wash basin.

Second Floor:
A further staircase leads to a versatile attic room, providing excellent additional accommodation and a variety of possible uses. Velux windows provide plenty of natural light and frame further views towards the castle. Multiple useful under-eaves storage cupboards make excellent use of the available space.

Exterior

The exterior is every bit as impressive as the house itself.
A generous driveway provides parking for approximately four or five vehicles and leads towards the substantial garage, which has power, workshop space and additional loft storage. There is access to both sides of the rear garden from either side of the house.

At the front of the house is a lovely patio area, with outdoor lighting and is a lovely spot for catching the last of the day's sunshine.
The rear garden is a true extension of the home and takes full advantage of the panoramic setting. A large paved terrace provides an excellent entertaining space and incorporates an attractive inset fish pond. From here, steps lead down to a lower decked terrace, with useful storage beneath, together with power sockets and lighting.
There is further storage buildings at the furthest point of the garden which also includes a greenhouse. Beneath the house is an additional storage area, believed to have originally been the laundry room.

A radiator keeps the room dry and usable, while the original trap door, now blocked off, and the remaining ceiling pulleys provide another wonderful glimpse into the building's past.
The result is a home that feels wonderfully connected to its surroundings, with changing skies, glorious sunrises and, after dark, remarkably clear starry skies thanks to the lack of light pollution.

Further Information

Tenure: Freehold
EPC: D
Council tax band: E
Gas central heating
Boiler installed 2021
Double glazed throughout
Mains water, sewerage, electricity and gas

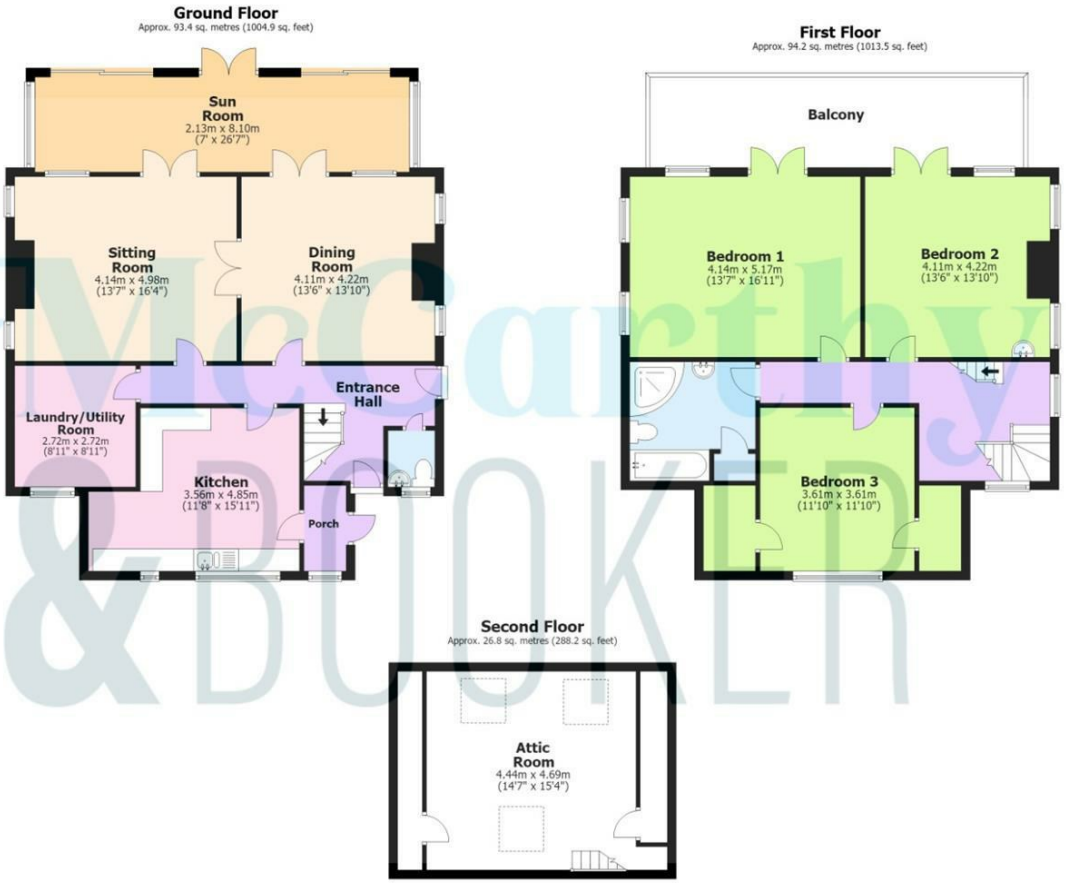
Viewing

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.



Total area: approx. 214.3 sq. metres (2306.7 sq. feet)

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
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