

SPENCE WILLARD



Nobbys Cottage, Newtown, Isle of Wight

A truly unusual opportunity to acquire a well presented, 3/4-bedroom Grade II listed house offering magnificent long-range views across Newtown Nature Reserve, The Solent and the New Forest National Park shoreline beyond.

VIEWING

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Nobbys Cottage offers a new owner the prospect of locating to highly sought after Newtown, which is without a doubt one of most beautiful coastal natural harbours in the UK. The property sits in an elevated position and offers commanding views across the Nature Reserve. The spacious plot extends to around 0.5 acre. The immediate area is a rich natural habitat with surrounding coastal & country walks, bird/nature watching with the benefit of harbour facilities. Newtown sits between the historic harbours/seaside towns of Yarmouth and Cowes – both of which have regular mainland ferry connection. Shalfleet is located around a mile from the property and has a village shop, church and a popular pub.

The property was renovated and extended around 20 years ago and has been lightly used and well maintained ever since. Nobbys is situated within the National Landscape (formally Area of Outstanding Natural Beauty) within private grounds with mature boundary hedging and off street car parking for multiple cars. The property benefits from a quality hardwood conservatory on the northern elevation which delivers fine views across the large level plot and Solent beyond. There is a large open plan kitchen/diner and space for a sitting room area at the western end offering fine views. The impressive and large main drawing/sitting room is south facing and has a large feature fire place at one end.

Almost all of Nobbys Cottage's principal rooms enjoy fine coastal views with the garden offering a high level of privacy as a result of mature hedging. The house offers flexible living accommodation; The principal bedroom has a built-in wardrobe and Velux window. Bedroom 3 could be made back into a double bedroom as well as bedroom 4 with an en-suite, currently being used as a dressing room/study. A double bedroom can be found on the ground floor with a bathroom en-suite and the main bedroom on the first floor offers some of the best views across Newtown. There is a well-equipped family bathroom on the first floor with plenty of built in storage in the bedrooms. A most useful utility/boot room is located on the western side of the house with an external door.

Nobbys Cottage is situated on the north side of the Town Lane and has the benefits of wonderful coastal views. There is a large, level

garden at the end of which is a raised area to deliver a wonderful aspect back to the house and the Newtown Nature Reserve/Harbour to the north. Newtown is the Islands only NNR (National Nature Reserve).

Outside, the property is accessed from the Town Lane, into a good-sized enclosed parking area. There is side access into the rear garden leading through into a fabulous, level lawn and ample space. The plot is around 0.5 acre and enjoys a good level of privacy to the rear. There is a shed located within the south-west corner of the plot. At the end of the garden is a risen hump giving additional elevation to enjoy the truly impressive views across Newtown Harbour.

Services. Water and main power serve the property. There is a private drainage and LPG gas.

Tenure Freehold.

Council Tax Band F.

Postcode PO30 4PA

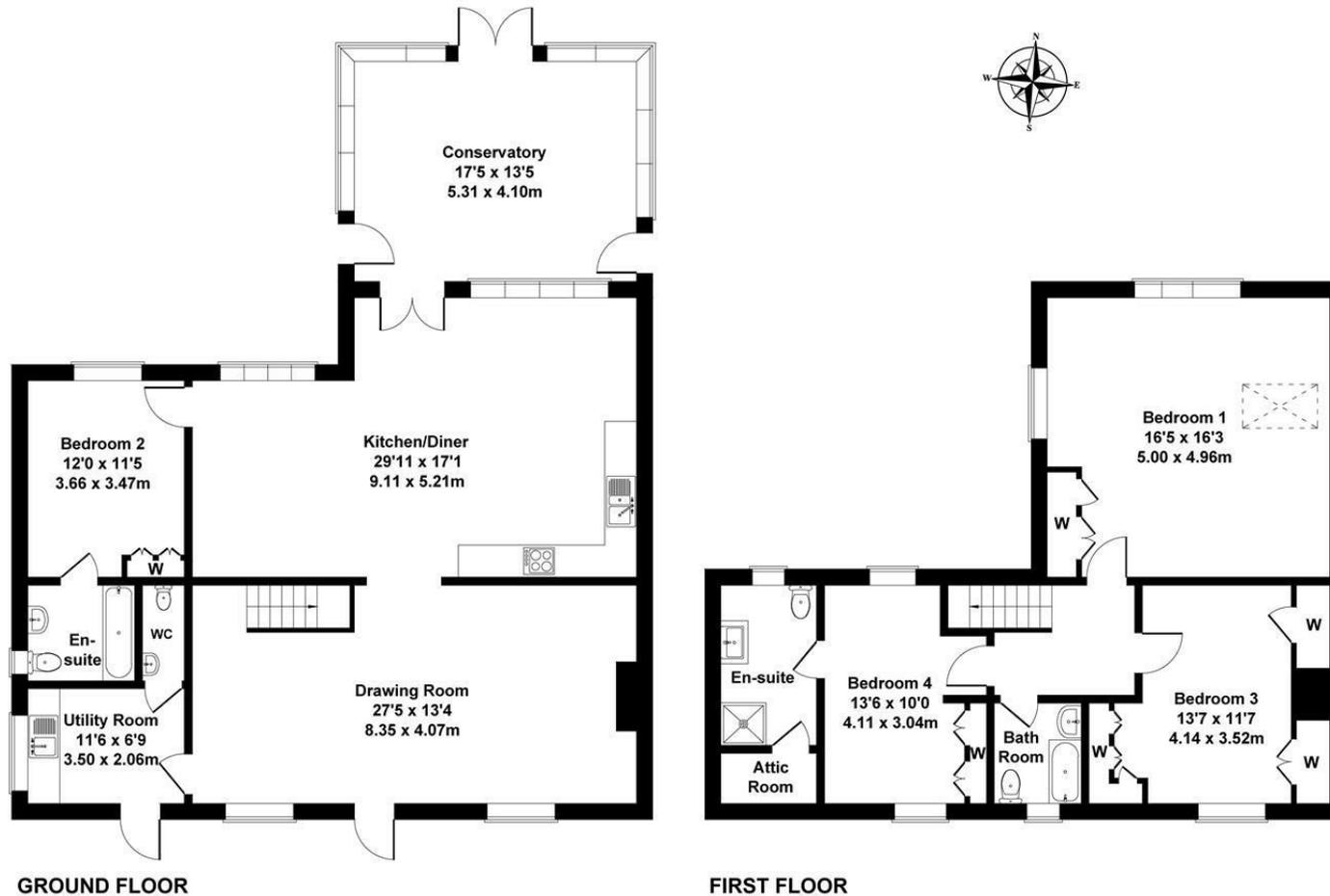
Viewings Viewing is strictly by appointment with the selling agents, Spence Willard.







Nobbys Cottage, Newtown



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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