

SPENCE WILLARD



New Inn Cottage, Norton Green, Isle of Wight

*A charming detached cottage set in a highly desirable hamlet and conservation area between Yarmouth and Freshwater. It provides generous, characterful living space along with good parking, a garage, and beautifully landscaped gardens. True to its name, the cottage once served as the 'New Inn' public house.*

**VIEWING**

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The accommodation is attractively presented and has been upgraded over time to provide a comfortable character home. The ground floor features three generous reception rooms along with a kitchen/breakfast room, utility room, and cloakroom. Upstairs, there are three well-proportioned double bedrooms, a large bathroom, and a separate shower room that could easily be adapted to create an en suite for the main bedroom if desired. Additional benefits include gas central heating, a multi-fuel burner in the sitting room, and double glazing to the majority of windows and doors. Outside, there is a well stocked and enclosed area of front garden with a parking space and access to the adjoining garage with further off road parking to the side featuring an electric EV charging point. The rear gardens are pleasantly landscaped and form two formal lawns with an array of established planting together with an attractive summer house.

**LOCATION**

Norton Green is largely designated as a Conservation Area and lies just a few minutes' drive from the harbour town of Yarmouth, known for its superb sailing facilities and mainland ferry links. Around a mile in the opposite direction is Freshwater, offering a good selection of shops, services, and amenities. Several local beaches are also easily reached within a short drive, making this property an excellent choice for either a full-time residence or a second home.

**ENTRANCE HALL**  
with stairs leading off.

**SITTING ROOM**

6.30m x 3.95m (20'8" x 12'11")

The lounge presents a warm, inviting atmosphere with a classic, homely charm. Glazed doors at the far end, open onto a garden giving the room a bright, airy feel. A brick fireplace with a wood-burning stove forms the focal point of the room, adding both character and warmth with comfortable space for seating around the fireplace creates an ideal space for relaxing or socialising. The built-in shelving and cabinetry flank the fireplace, offering space for books, decorative pieces, and a television.

**REAR LOBBY**

The lobby area leads off the lounge with access to a useful GARDEN STORE 3.50m x 2.45m (11'5" x 8'0") with power and light, as well as access out to the rear garden.

**DINING ROOM**

3.45m x 3.30m (11'3" x 10'9")

A warm and inviting dining room featuring ample space for a table and chairs, ideal for entertaining. The timber floorboards and partial wall paneling add to the character and charm together with the original pub lounge stable door. Double doors open through to the study.

**STUDY**

3.80m x 2.45m (12'5" x 8'0")

A bright and well-presented study/home office featuring a window overlooking the rear garden providing good natural light.

**KITCHEN/BREAKFAST ROOM**

3.50m x 3.30m (11'5" x 10'9")

Well equipped with a selection of wall and base units, drawers and display cabinet providing good storage. The fitted work surfaces incorporate a ceramic sink unit as well as a ceramic hob with an electric oven below and a cooker hood over. A window overlooks the front garden and the exposed floorboards complemented by the partial wall paneling and beams create a cosy characterful feel and provides space for a breakfast table and chairs.

**UTILITY ROOM**

3.85m x 2.45m (12'7" x 8'0")

A practical room with a rear-facing outlook, offering space for both a dishwasher and a washing machine, and housing the wall-mounted gas boiler for the central heating and hot water. A built-in cupboard in one corner provides excellent storage and there is access into the adjoining garage.

**CLOAKROOM**

Fitted with a WC and wash hand basin.

**FIRST FLOOR LANDING**

with a pleasant recessed alcove and side window.

**BEDROOM 1**

4.45m x 3.95m (14'7" x 12'11")

A large double bedroom enjoying a dual aspect to the front and rear together with ample built-in bedroom furniture including cupboards, drawers and access to eaves. A decorative fireplace (not useable) provides an attractive feature.

**BEDROOM 2**

3.55m x 3.30m (11'7" x 10'9")

Another good double bedroom enjoying an outlook to the front and featuring a recessed wardrobe cupboard.

**BEDROOM 3**

3.55m x 3.30m (11'7" x 10'9")

A bedroom similar in size to Bedroom 2, offering another good double room with a front-facing window and a built-in wardrobe cupboard.

**BATHROOM**

A generously sized bathroom, attractively fitted with a white suite comprising a bath with shower attachment, WC and wash basin. It features panelled walls, a built-in linen cupboard, and a side-facing window.

**SHOWER ROOM**

A useful second facility fitted with a wash hand basin and a tiled shower cubicle. The shower room is adjacent to Bedroom 1 and offers great potential to provide an en suite facility if desired.



**OUTSIDE**

The property sits within generous gardens and enjoys a pleasant, enclosed front garden, well stocked with a wide variety of established plants and shrubs. A driveway provides off-road parking for one vehicle and leads to the GARAGE/WORKSHOP 7.00m x 2.95m (22'11" x 9'8"), which features an up-and-over door, power and light, tumble-dryer venting, a skylight window, and a door opening to the rear garden.

A second driveway to the side of the property offers additional off-road parking and includes an EV charging point and a log store. A gated access leads through to the sizeable, attractively enclosed rear garden. This area is set over two levels, with separate lawns divided by a mature shrub bed planted with a variety of species that provide colour throughout the year. A timber summer house offers a lovely spot to sit and enjoy the surroundings.

**COUNCIL TAX BAND**

E

**EPC RATING**

E

**TENURE**

Freehold

**POSTCODE**

PO40 9RU

**VIEWING**

Strictly by appointment with the selling agent Spence Willard.







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