CALAMINT COTTAGE

Rowridge Lane, Rowridge, Newport, Isle of Wight, PO30 4HT

TO LET

£1,500 Per Calendar Month

BCM Wilson Hill

Calamint Cottage

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AN OPPORTUNITY NOT TO BE MISSED. OUTSTANDING RURAL LOCATION with FAR-REACHING COUNTRYSIDE VIEWS. TWO DOUBLE BEDROOM DETACHED COTTAGE - UNFURNISHED - AVAILABLE DECEMBER.

The Property
Detached 2 bedroom architect designed cottage

This detached 2 bedroom architect designed cottage enjoys an enviable rural location within just a 10 minute drive to Newport and a short way along a rural lane, set back behind an attractive picket fence which runs along the border of the property on two sides. Within this is a garden and a patio for al fresco dining. whilst enjoying uninterrupted countryside views.

Newport is approximately four miles away and offers a selection supermarkets, a cinema, an attractive town centre, a choice of restaurants and cafes and the Medina Leisure Centre. The surrounding countryside offers an abundance of walking trails, cycle and bridle paths.

Just a short walk or drive is The Blacksmith Arms, renowned for its excellent quality gastro pub food, country pub atmosphere and large garden and terrace, from where incredible views and sunsets can be enjoyed.

The property sits on a spacious plot with able parking and enclosed, gated outside space.

The accommodation compromises;

• Entrance hall
• Contemporary kitchen with integrated oven hob, dishwasher and fridge freezer
• Open stairs lead to a mezzanine with glass balustrading and which lends itself to a home office
• Open plan with the kitchen is a lounge with door to the outside and large picture window to fully enjoy the far-reaching countryside views
• Master double bedroom with ensuite shower room and doors leading to patio
• Second double bedroom
• Family bathroom

Outside
• Large gravel drive secured by double gates providing parking for several cars
• Patio enjoying far-reaching countryside views

The property is being let unfurnished and is available December 2026 with a long term outlook.

Services
Services
Mains electric. Heating via LPG bottles. Private drainage to septic tank - tenant is liable to pay for the cost of emptying.

Broadband availability
Standard 9Mbps

Mobile/Internet Coverage
Good outdoor and in-home

Postcode
PO30 4HT

Directions
From Coppins Bridge, exit the roundabout onto St Georges Way/A3020. At the roundabout, take the 2nd exit onto St George's Approach/ B3341 and continue to follow B3341 for approximately 0.3 miles. Turn right onto St John's Pl/B3341 and continue to follow B3341 for 0.4 miles. Turn left onto Carisbrooke Rd/B3323. Go through 1 roundabout and continue for 0.4 miles. At the roundabout, continue straight onto Carisbrooke High St/B3401 and continue for 2.1 miles. Turn left onto Rowridge Lane, the property will be on your right-hand side in 0.2 miles.

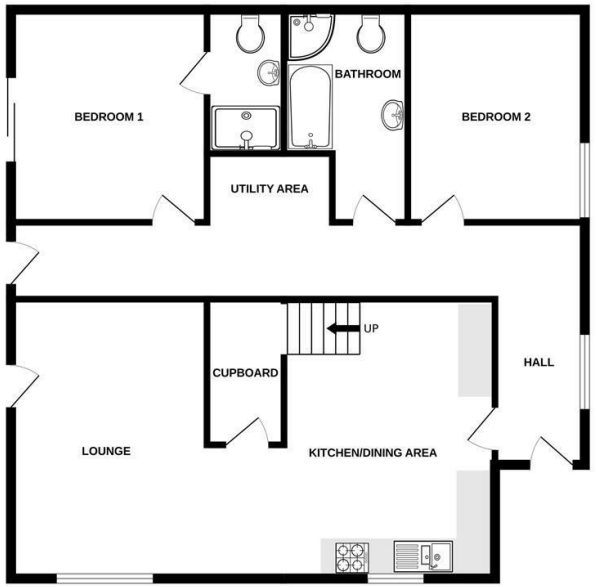
Viewings
By appointment with BCM Wilson Hill only

NB Photos: June 2023
Particulars: November 2025, updated January 2026

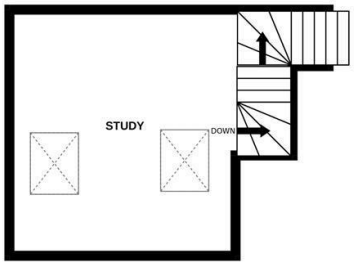
EPC
Rating is C

DEPOSITS
Holding deposit payable is £345 based on the advertised rent of £1500pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable will be £1,730 based on the advertised rent of £1,500pcm, unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying a cash deposit of £1,730, the applicant would pay a fee to Reposit equal to one weeks rent of £346.15 for the first 12 months and then £30 per year thereafter - ask for details.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1572sq.ft. (146.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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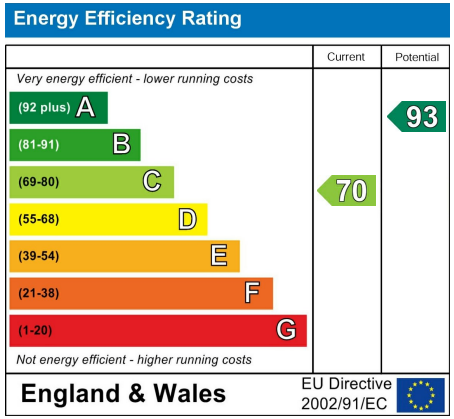

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact

2: Applicants must rely on their own enquiries by inspection or otherwise on all matters

3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property

4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed

5:Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

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