SPENCE WILLARD



4 Barrington Row, Calbourne, Isle of Wight

A charming and beautifully presented two-bedroom Grade II Listed stone cottage, set within one of the Isle of Wight's most picturesque and sought-after village lanes, with a mature garden and an abundance of period character.

VIEWING
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Nestled within the quintessentially pretty Winkle Street, 4 Barrington Row represents a rare opportunity to acquire a genuine piece of Isle of Wight history.

This cottage forms part of a charming row of traditional 'chocolate box' properties, tucked away within this peaceful no-through lane in the heart of the stunning rural village of Calbourne, in West Wight.

From the moment you arrive, the exceptional character of this delightful home is immediately apparent. The cottage retains an abundance of original and period features, including exposed beams, attractive stone walls, character fireplaces and other charming details that combine to create a wonderfully warm and welcoming home.

The accommodation provides two bedrooms, making this an ideal permanent residence, charming holiday home or peaceful rural retreat. The property has been lovingly maintained and presented in immaculate condition, allowing a new owner to enjoy the character and heritage of this special home without compromising on comfort.

On the ground floor the living room and dining room have a central fireplace. The kitchen is located on the garden side of the house, with a door leading to the terrace/garden beyond. Leading off the kitchen is the bathroom and a shower room leads off the living room.

A Piece of Island History
The historic significance of Barrington Row adds an extra dimension to this exceptional property. Historic England records Nos. 3 and 4 Barrington Row as a Grade II Listed pair of 18th-century cottages, noting the traditional stone construction, thatched roof and original architectural features.

The setting is every bit as special as the cottage itself. Winkle Street is renowned for its picturesque collection of historic cottages and tranquil rural atmosphere, creating an almost timeless village setting.

Beautiful Mature Garden
To the rear is a particularly attractive and mature garden, providing a wonderful private outdoor space in which to relax, entertain or simply enjoy the peace and tranquillity of this exceptional location.

The garden is well established and full of character, complementing the cottage perfectly and providing a delightful extension to the living accommodation during the warmer months.

The Setting
Calbourne is one of West Wight's most picturesque rural villages, surrounded by beautiful countryside and an extensive network of footpaths and bridleways.
From Winkle Street there is easy access to miles of stunning countryside walks, making this an especially appealing location for those who enjoy walking, cycling and the great outdoors.

Despite its peaceful rural setting, the cottage is conveniently positioned for access to the historic harbour town of Yarmouth, which is within a short drive and provides regular mainland ferry connections to Lymington.

The Island's county town of Newport is also readily accessible, providing an extensive range of shopping, leisure and everyday amenities with two vibrant sailing clubs.

The Perfect West Wight Retreat
Whether you are looking for a characterful permanent home, a beautiful Island escape or a property with genuine heritage appeal, 4 Barrington Row offers an exceptionally rare opportunity.

Combining an enchanting Grade II Listed cottage, a mature private garden, an abundance of original character and an enviable position within one of the Isle of Wight's most photographed village settings, this is a property that truly needs to be experienced to be appreciated.

Regular mainland ferry connections from Yarmouth to Lymington, from two ferry companies.

Services All main services serve the property.

EPC Rating E

Council Tax Band E.

Postcode PO30 4JF

Viewings All viewings will be strictly by prior arrangement with the sole selling agents: Spence Willard















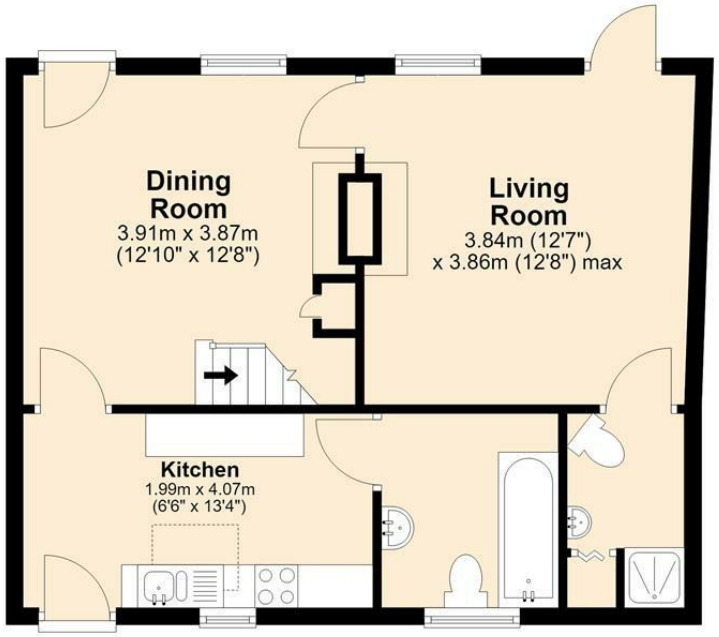






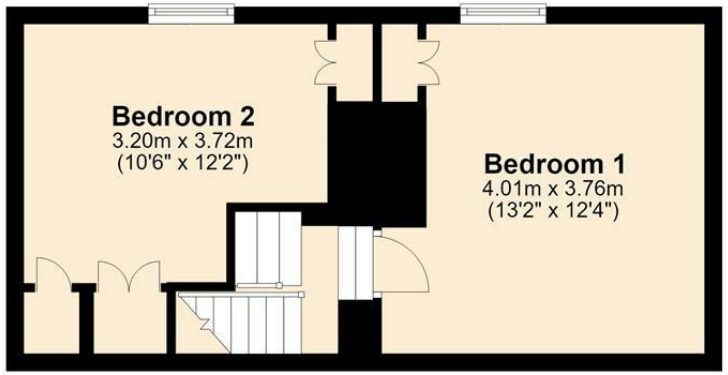
Ground Floor

Approx. 47.3 sq. metres (509.0 sq. feet)



First Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



Total area: approx. 77.6 sq. metres (835.7 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
Plan produced using PlanUp.

4 Barrington Row, Winkle Street, Calbourne

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