

33 Noke Common, Newport, PO30 5TY

Guide Price £225,000

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McCarthy & BOOKER

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Detached single storey home ~ Two bedrooms ~ CHAIN FREE ~ Beautiful countryside outlook











A two bedroomed home with countryside views

Enjoying a wonderfully peaceful semi-rural setting on the edge of Parkhurst Forest, this appealing single-storey extended cottage offers a lovely balance of tranquillity and convenience, with quick links to both Newport and Cowes. This cosy cottage is ideal for first-time buyers, those looking to downsize or anyone seeking a quieter pace of life.

PLANNING PERMISSION - this property is being sold with perpetual planning permission to replace the existing dwelling with a larger property, as part of a previous wider development scheme, offering a unique, guaranteed project for a self-builder or developer in an already established setting.

Interior

The accommodation is both inviting and practical, with two double bedrooms and a cosy sitting/dining room forming the heart of the home. Here, the room benefits from an original brick chimney breast with stone hearth, currently utilised as a feature space for a log-burner, creating an inviting and characterful focal point for relaxing evenings.

The kitchen enjoys views out towards the garden and provides space and plumbing for a washing machine, an integrated four-ring gas hob and oven, together with space for a tall fridge/freezer.

The bathroom is fitted with a P-shaped bath and overhead shower, whilst a useful hallway storage cupboard provides additional practicality, alongside access to the loft.

The principal double bedroom is particularly appealing, enjoying a double aspect that allows natural light to flow through whilst providing attractive views of the surrounding setting. There is also a second double bedroom.

Exterior

One of the property's most attractive features is its gorgeous, uninterrupted outlook across open fields, with the Worsley Monument on Stenbury Downs visible in the far distance. Combined with the surrounding greenery and the nearby woodland walks, this is a home that offers a real sense of escape from the everyday.

Outside, the south facing garden is predominantly laid to lawn, with a shingled seating area offering a delightful spot to sit back, unwind and enjoy the peaceful surroundings. To the front, off-road parking provides space for approximately three to four vehicles which is a welcome and practical addition.

Newport/Noke Common

Newport is the Island's capital with all the major amenities including supermarkets, shops, The Isle of Wight College for further education, cinema, entertainment venues, bars and restaurants as well as St Marys hospital. There are great road and bus route links to the rest of the Island with its almost central location.

Noke Common is known for its rural aspects being close to the forest and the fabulous walks to be had there making this a lovely opportunity to enjoy the simple pleasures of countryside living, with the added benefit of Parkhurst Forest on the doorstep and the wider delights of the Isle of Wight close at hand.

Further Information

Tenure: Freehold
EPC: D
Council tax band: C
Mains water, gas, electricity and sewerage
Gas central heating via Intergas boiler





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.

Ground Floor

Approx. 56.5 sq. metres (608.5 sq. feet)



Total area: approx. 56.5 sq. metres (608.5 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.

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