5 Castle Street, Carisbrooke, Newport, Isle of Wight, PO30 1NS

**Guide Price £399,950**

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McCarthy & BOOKER

# 5 Castle Street, Carisbrooke, Newport, Isle of Wight, PO30 1NS

## Guide Price £399,950

An extremely well presented cottage that offers a delightful blend of character and modern living. With its quaint façade and inviting atmosphere, this property is perfect for those seeking a warm and welcoming home.
There is a spacious sitting/dining room that exudes charm, two/three well-proportioned bedrooms, two bath/shower rooms, a new modern kitchen and a utility room. The cottage garden is beautiful, not only within but with splendid views to the nearby castle and church. Must be viewed!

### A most beautiful character 2/3 bedroom cottage

Built circa 1840 and located in a 'village' location tucked down a quiet side street opposite the church. This extremely well presented cottage has views to the castle from indoors and outside, and is two minutes walk to amenities such as shops, doctors and a pharmacy. Filled with character and renovated with love and thought over the past two years, this cottage has both a welcoming and peaceful feel to it. It has a newly installed kitchen, February 2025, large sitting and dining room with beams and exposed brickwork, two shower/bath rooms and an upper landing which is currently utilised as a calm snug/office area but could be an additional bedroom, along with a fabulous cottage garden. Absolutely must be viewed.

### Interior

This delightful home wraps itself around you, giving a feeling of warmth and cosiness. Beautifully updated with modern conveniences but still with a wealth of original features, neutral decoration along with plastered walls or exposed brick work run throughout the house. New quality wool carpets are on the staircase and upper floor with parquet and oak flooring on the lower hallway and sitting room. Oak internal doors with 'gate latch' handles, wooden beams and exposed wood work, cupboard doors with patterned ventilation holes and wooden door frames with inset squares make this a unique and very special property.

Ground Floor:
An airy hallway leads off to all rooms on the lower floor with a deep storage cupboard under the stairway. Further along the hall is a fully tiled shower room with a large cublicle, vanity unit with basin and wc.
Direct access to the garden can be had through a rear door from the hallway. The large sitting/dining room has a cosy feel but is of a generous size with double patio doors to the garden and a bay window at the front, making the room light and bright. Upon the limestone hearth is an elegant 'Esse Bakeheart' wood burning stove, that has a hotplate and can be used for cooking meals.
Throughout the room are alcoves with shelving and oak beams and lintels giving additional character. Around the door to the kitchen, and above the patio doors, the wood features continue with square inserts making a unique feature.
The newly installed kitchen is a stunning 'seagrass' colour with a light speckled worksurface. There is an integrated induction hob with glass splashback, Neff 'tilt and slide' oven, tall fridge/freezer and space/plumbing for a dishwasher. Another original feature is a slate window sill above the breakfast bar, at one end of the kitchen.

First Floor:
At the top of the newly installed staircase is a room that is bathed in sunshine and is currently adapted as a quiet snug/office area. With plenty of storage space and dual aspect windows allowing light to flood in, this could also be transformed into a third bedroom.
Further on there are two generous double bedrooms, with the one at the fore having space for two double beds, an exposed beam and a charming small stained glass internal window whos colours are enhanced when the light passes through. The large principal bedroom has a built in double cupboard and views to the keep through the Velux window. From this sleeping area is a fabulous bathroom complete with free standing 'slipper' bath and floor mounted filler tap, stripped floorboards and decorative blue and white tiles behind the bath and above the basin. The final room on this floor is off the bathroom and is a versatile space that could be a dressing room, storage space, nursery or office.

## Exterior

This picture perfect cottage is whitewashed with pretty blue window sills and a wisteria climbing across the front of the property.
The rear cottage garden is an absolute delight with its long red brick wall along running down one side and original brick flooring forming the walk ways and seating areas. Sandstone pavers, adjacent to the house, curve around the property to the log and garden store, as well as to the utility room. This very useful space has an original low slate shelf, exposed brick wall and space/plumbing for a washing machine and directly outside is a very convenient sink and tap.
Steps lead up to the main garden that is filled with mature plants, bushes and trees which thrive in this sheltered and sunny outside space. Along with vegetable patches, a pond with water feature and another garden store, the garden contains an olive, lemon, peach and two apple trees - one of these is believed to be an Isle of Wight variety. There is also wisteria, lavender, a grapevine and camellia amongst other blossoming plants. This is truly a relaxing quiet space, with views up to the castle keep on one side and the church on the other, this gorgeous garden has been lovingly created and cared for.
There is unrestricted on street parking in Castle Street plus a car park within a couple of minutes walk within this lovely village location. Residents parking permit available.

## Newport, Carisbrooke

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. The Number 7 bus runs every 30 minutes through the village to both West Wight and to central Newport.
Carisbrooke Castle dates from the 12th century with its most renowned resident being King Charles 1st who was held prisoner here. Now famous for the donkeys who raise water from the well and being a popular tourist attraction run by English Heritage.

## Further Information

Tenure: Freehold
EPC: E
Council tax band: C
Mains water, gas, electricity and sewerage

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Broadband max predicted: Download 900mbps Upload 900 mbps
Loft partially board with light
Double glazed throughout
Gas central heating via Gloworm boiler - installed September 2023
Esse Bakeheart, wood burning cooker stove complete with hotplate and oven - installed 2023
Security camera

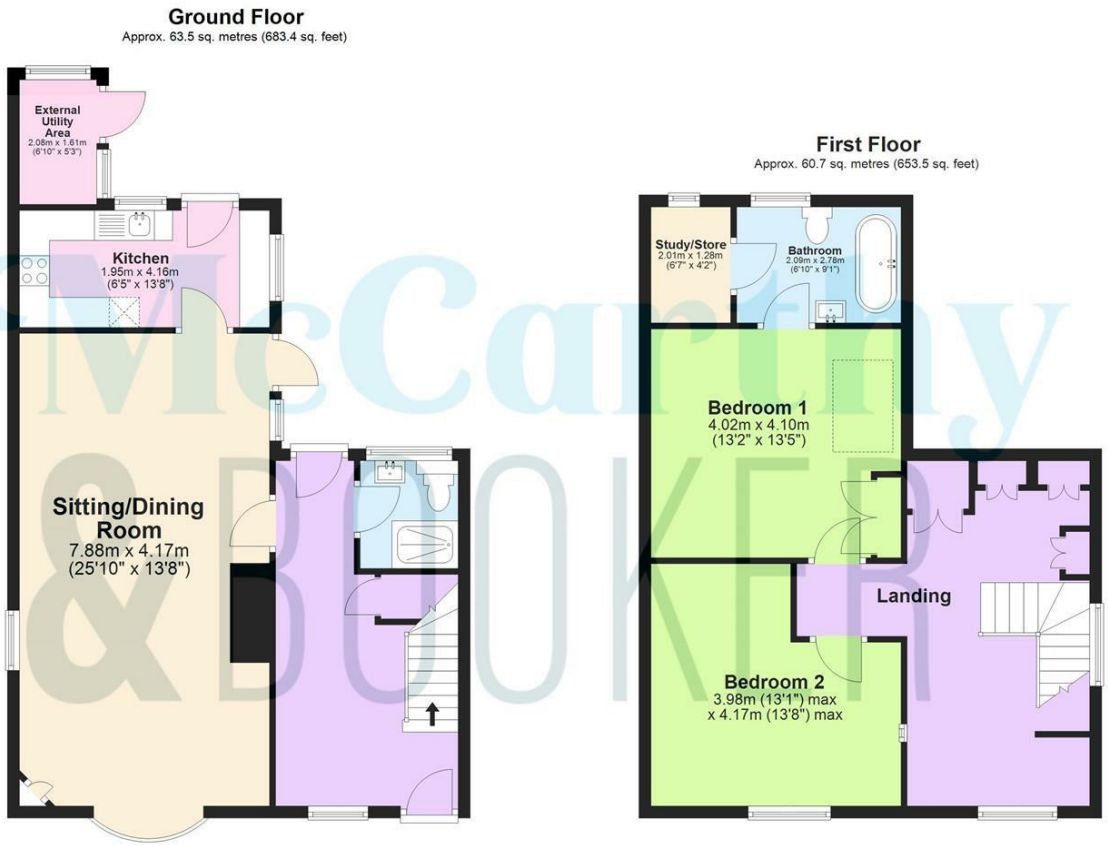
## Viewing

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.




Total area: approx. 124.2 sq. metres (1337.0 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
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