



CALAMINT COTTAGE

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

TO LET

£1,500 Per Month



Calamint Cottage

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

Spacious 2 bedroom cottage set in a peaceful rural location

The Property

A Spacious 2 bedroom cottage set in a peaceful rural location with wonderful views across the Downs

- Kitchen
- Two reception rooms
- Two double bedrooms, one ensuite
- One bathroom, one Shower room
- Garden
- Storage Shed
- 152 sq.ft. (146 sq.m.) approx.
- EPC - C

SITUATION

- The cottage is 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.

- Newport is four miles away and has various 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.

CALAMINT COTTAGE

A pretty cottage developed from an original stone dwelling with a timber clad extension at the rear. Single-storey with a versatile mezzanine.

- Porch

- Kitchen/ diner (dishwasher, washing machine, fridge-freezer)

- Lounge

- Hall with utility area

- Double Bedroom 1

- Ensuite shower/WC

- Double Bedroom 2

- Bathroom. Bath/ Shower/ WC

- Mezzanine area (above the kitchen), accessed via a staircase

The property is being let unfurnished

OUTSIDE

A south east facing sheltered garden with generous off-road parking for several cars. To the south of the property there is a useful storage shed.

Additional Information

Services

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

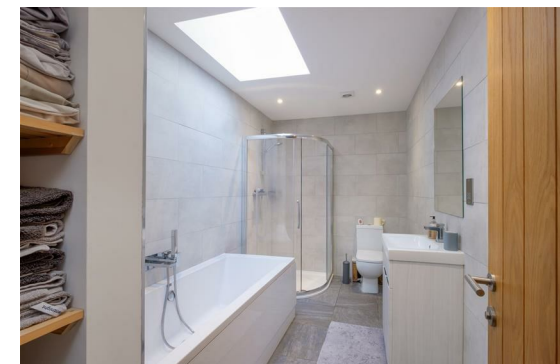
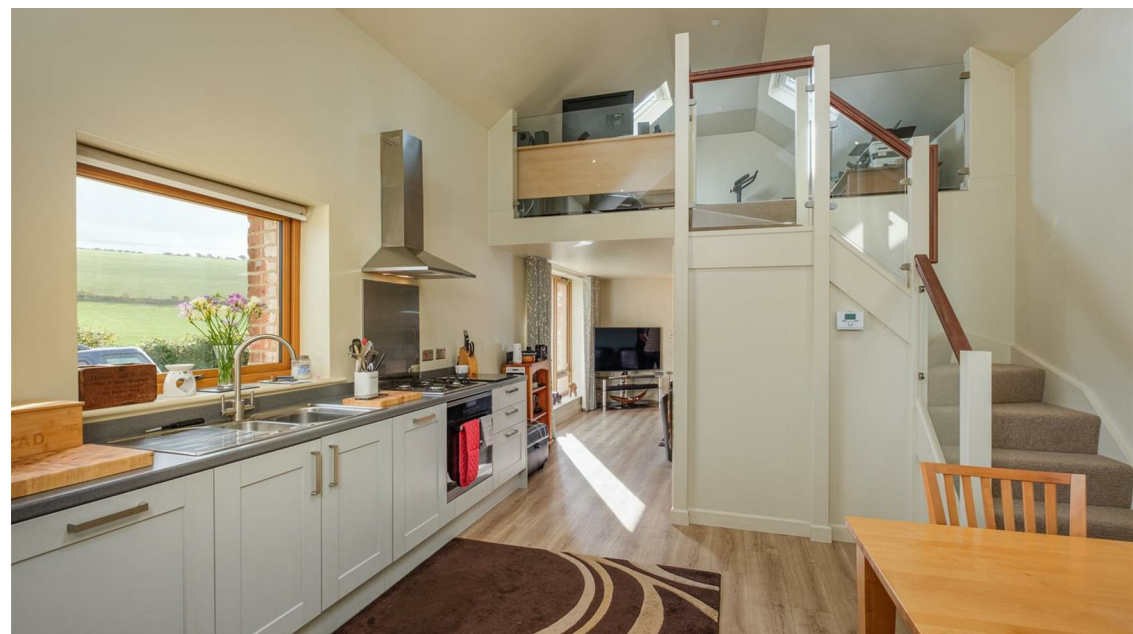
Broadband availability

Standard 9Mbps

Mobile/Internet Coverage

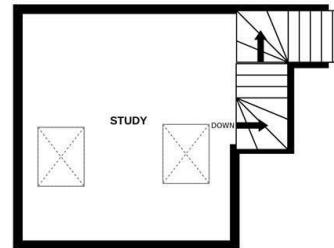
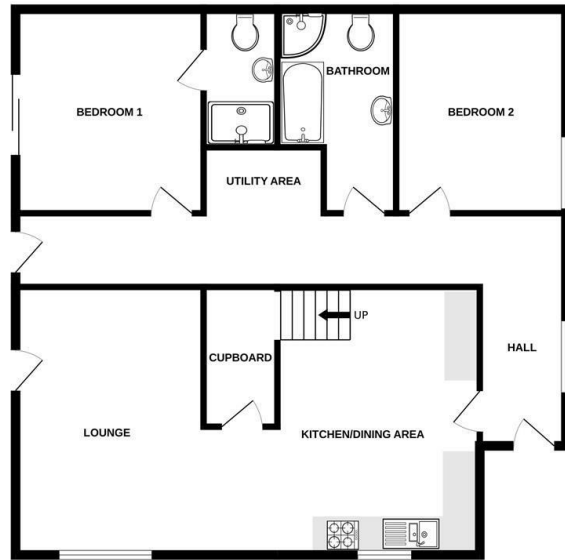
Good outdoor and in-home

Deposits



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.
Made with Metropix ©2025



Holding Deposit £350

Security Deposit £1,750

Local Authority
Isle of Wight Council

Energy Performance Certificate
Band – C

Pets
Considered. Rent may vary.

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.

Parking
Off road parking for several cars

What3Words
twilight.upward.tangling

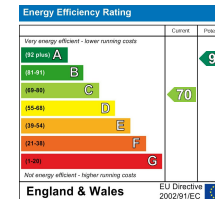
Viewings
By appointment with BCM Wilson Hill only

NB Photos: June 2023
Particulars: November 2025

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



Isle of Wight
01983 828805
iow@bcmwilsonhill.co.uk

Offices at: Winchester | Petersfield | Isle of Wight | Oxford
bcmwilsonhill.co.uk

