



- Extended Victorian Detached House
- Short Walk to Quay, Beach & Sea
- Nicely Mature & Private 100ft Garden
- Gas Central Heating & D/Glazing
- Idyllic Coastal Village Location
- Generous 21'6 Lounge with Bifold Doors
- Peaceful Position Yards from Amenities
- Comfortable 3 Bedroom Accommodation
- Stylishly Extended Kitchen/Diner
- Sizeable Bathroom with Walk-in Shower

Primrose Cottage Newlands, St Helens, Isle of Wight, PO33 1TZ

£475,000

Nestled in the charming St Helens Village, this delightful Victorian detached house offers a perfect blend of character and modern living. Spanning an impressive 1,200 square feet, the property boasts two spacious reception rooms, three well-proportioned bedrooms, and a family bathroom, making it an ideal home for families or those seeking extra space.

Situated just 50 yards from the village green, residents will enjoy easy access to local amenities, including a shop, café, restaurant, doctors' surgery, bus routes, public house, and school. The idyllic coastal location is a short stroll from the quay, beach, and sea, providing a wonderful opportunity for leisurely walks and seaside activities.

This well-presented home has been cleverly extended, enhancing its appeal while maintaining its attractive character. The peaceful setting ensures a tranquil lifestyle, perfect for unwinding after a busy day. Additionally, the property is conveniently located near the local sailing club at Brading Haven and is only a ten-minute drive from a major supermarket, ensuring that all your needs are met.

The mature garden is a true highlight, offering a wonderfully private space that captures the sun into the evening, making it an ideal spot for outdoor entertaining or simply enjoying the serene surroundings. This charming home in St Helens Village is a rare find, combining comfort, convenience, and a picturesque setting, making it a must-see for prospective buyers.



# Accommodation

## Entrance Hall

12'0" x 11'7" plus stairs (3.66 x 3.53 plus stairs)

## Built in Storage

## Kitchen/Diner

16'8" max x 15'3" max (5.08 max x 4.65 max)

## Rear Lobby

## Cloakroom

## Lounge

21'6" x 12'1" (6.55 x 3.68)

## Bedroom 3

12'1" x 11'0" (3.68 x 3.35)

## Landing

## Bedroom 1

12'0" x 10'11" (3.66 x 3.33 (3.65 x 3.32))

## Bedroom 2

11'0" x 8'2" (3.35 x 2.49)

## Bathroom

12'1" x 7'4" (3.68 x 2.24)

## Gardens

The frontage is hard landscaped with a gravel-edged pathway to the side leading to the rear garden via the side gate. The 100ft rear garden is wonderfully mature containing a wealth of established shrubs, trees and ornamental trees. These screen the garden giving the patio and lawned areas a real feel of privacy. A pathway meanders through the garden to the rear where the summer house is found. A covered dining area laid to decking is the perfect spot for all-weather alfresco dining. Garden tap. Fence and wall boundaries fully enclose this private garden. A grapevine climbs the patio area walled boundary and covers the wooden arch at the entrance to the main lawn.

## Utility/Outhouse

16'1" x 6'7" (4.90 x 2.01)

Plumbing for washing machine and space for tumble dryer. Window to rear. Power points and lighting.



### Summer House

14'8 x 10'8 (4.47m x 3.25m)

A painted wooden chalet with four double glazed windows and double doors. It is tucked away offering a lovely retreat or for overspill accommodation.

### Council Tax

Currently attracts business rates as used for holiday letting.

### Option as Fully Furnished

Primrose Cottage has been a successful holiday rental/home for several years. As such there is an option to purchase to house and furniture, lock-stock and barrel, subject to negotiation.

### Flood Risk

Very Low Risk

### Broadband Connectivity

Up to Ultrafast fibre available

### Mobile Coverage

Outdoor coverage includes EE, Three, O2 & Vodafone

### Construction Type

Brick elevations. Slate roof. Cavity walls.

### Services

Unconfirmed gas, electric, telephone, mains water and drainage.

### Agents Note:

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 810 SQ.FT.  
(75.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 390 SQ.FT.  
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1200 SQ.FT. (111.5 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Viewing:** Date ..... Time .....

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