

Horringford, Newport, Isle of Wight



- **Stunning former Coach House**
- **Garage, Barn & Potting shed outbuilding**
- **Beautiful presentation throughout**
- **Wrap around gardens**
- **Countryside views & walks**



About the property

A wonderful former coach house in splendid condition throughout, beautifully presented and superbly maintained. This characterful property has been carried into the 21st Century with well sized living spaces, wonderful décor and plenty of light, that streams through the home. The combination of period charm and modern day conveniences has been very well merged together to create a unique property.

Set within some the island's most wonderful countryside, the property is touching distance of the Cycle track that will link you through to both Sandown and Newport, a plethora of Wildlife, country walks and localised amenities. You will find the Harvey Browns Farm Shop, a local post office and Arretton Barns all close by whilst the Island's principal town of Newport is a short drive too.

The property offers driveway parking for several vehicles, the position here is tucked away from the road on a private lane offering seclusion and privacy. The gardens wrap around the property, the mature gardens offer both patioed and lawned areas to enjoy. A very pretty house, it's a home that is pleasing on the eye from every angle.

Internally, the property is ready to move straight into. The living spaces are bright, light and airy with an open plan kitchen/diner with bi-fold doors onto the outside space. There is a lounge complete with log burner plus a utility room and WC, which complete the ground floor space. The property offers three bedrooms, with an en-suite to the master and a further beautifully finished family bathroom to compliment the other two double bedrooms.

With both an integral garage, which opens on to the front driveway, there is also an additional barn which measure up to 45Ft and then a handy potting shed too.

Council Tax Band E

Accommodation

GROUND FLOOR

Entrance Hall

Lounge 23'8 x 13'

Dining Area 20'1 x 9'

Utility Room 9'6 x 1'5

Downstairs Cloakroom WC

Kitchen 16'6 x 9'4

Door to Garage

FIRST FLOOR

Landing

Bedroom 1 13' x 11'3

En-suite

SECOND FLOOR

Landing

Bathroom

Bedroom 2 13'6 x 9'7

Bedroom 3 12'10 x 11'2

OUTSIDE

Driveway

Integral Garage 18' x 13'1

Wrap around Gardens

Barn/Storage 45'2 x 12'

Potting Shed 12'3 x 7'3

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

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Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggio.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	