



# Newclose Farm

Newport, Isle of Wight PO30 1YR



Surrounded by beautiful countryside, this lovely semi-detached cottage benefits from spacious interiors with three bedrooms, two bathrooms, and a wonderful rear garden.

- Charming semi-detached farm cottage
- Three bedrooms and two bathrooms
- Surrounded by rural countryside and the deer farm
- Beautiful, peaceful rear garden
- Amenities a short 5 minute drive away
- Part of the cottage dating back to 1900
- Large attic room with wonderful views
- Modern open plan living with traditional features
- Situated in an AONB with countryside walks nearby
- Driveway parking for multiple vehicles

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Beautifully maintained and arranged, this wonderful three-bedroom cottage benefits from semi-open plan living which is brimming with characterful features which are complemented by modern features. The accommodation comprises a porch opening into the ground floor cloakroom and the large kitchen diner. From here there are a couple of steps up to the living room which continues to the large conservatory to the rear of the property through French doors. The stairwell to the first floor is accessed from the living room and leads to three bedrooms, the family bathroom, and the stairwell to the loft room. Outside, the garden is mostly laid to lawn with a variety of shrubs and trees, plus it benefits from a sunny position which makes it ideal for dining or relaxing as well as planting.

Overlooking rolling rural landscape on the outskirts of Newport, this tranquil location is abundant with local wildlife and boasts wonderful views stretching over fields, woodland, and the nearby deer farm. The property is well connected to a network of footpaths and bridleways stretching through miles of countryside and woodland, plus there are plenty of amenities within the nearby town of Newport which is only a 5 minute drive away. Being situated at the heart of the Island means that the beautiful coastlines and sandy beaches are never too far away. Mainland transport links are within easy reach with regular car ferry services from Fishbourne to Portsmouth, East Cowes to Southampton, and Yarmouth to Lymington are all located within a 30 minute drive.

#### **Welcome to Newclose Farm Cottage**

Accessed via a shared driveway up to the property, Newclose Farm Cottage is situated in a wonderful position to make the most of the tranquil surroundings. A gravel driveway is situated to one side of the property.

#### **Porch**

Naturally lit by a small window to the side aspect, this lovely entrance to the property provides space to store coats and shoes as well as offering a lovely neutral tile flooring which continues into the kitchen-diner.

#### **Cloakroom**

Comprising a vanity hand basin and a w.c, this handy ground floor cloakroom is essential to any family home and is finished with neutral wall tiling and an obscure glazed window to the front aspect.

#### **Kitchen - Diner**

Beautifully presented and offering plenty of space for all the family, this fantastic kitchen-diner features a kitchen at one end with a window to the front overlooking the driveway, whilst the other half of the room lends itself to a dining area with a window to the side. The kitchen is equipped modern base and wall cabinets with an attractive concrete style worktop and splashback, plus it offers plenty of storage as well as undercounter space and plumbing for a washing machine and dishwasher. The kitchen integrates an electric double oven with an electric hob over plus there is end of counter space for an American style fridge freezer. The space opens into a dining area with plenty of space for a dining room table and it is finished with a calming green wall panelling up to the dado rail which is paired with a neutral white wall décor and characterful wooden ceiling beams.

#### **Living Room**

Continuing the characterful ceiling beams, the cosy living room is situated at the heart of the home and features a large brick-built chimney with a log burner which creates a wonderful atmosphere, particularly on the cold winter nights. A window to the side aspect fills the room with natural light, plus there are large French doors out to the conservatory.

#### **Conservatory**

Flooded with natural light, this wonderful conservatory offers additional living space and benefits from central heating meaning the space can be used all round. French doors open to the patio and into the garden.





### **First Floor Landing**

The carpeted stairwell from the living room leads up to the landing space which provides access to three bedrooms and the family bathroom. There is also access to the airing cupboard which conceals the oil-fired boiler and water tank.

### **Bedroom One**

Situated to the front of the property with a large patio door to the front and a window to the side, this double bedroom features an en-suite shower room, a dressing room area, plus a balcony to enjoy the peaceful surroundings. Fitted with a full-length wardrobe to one side, the space is carpeted and enjoys neutral décor throughout.

### **En-Suite Shower Room**

Equipped with a modern unit incorporating a hand basin, w.c, and cabinets, this shower room also features a corner shower cubicle with an electric shower and is heated by a chrome heated towel rail. The space is finished with a window to the side aspect with lovely views.

### **Bedroom Two**

Enjoying views over the rear garden and countryside beyond, this double bedroom offers space for bedroom furniture, plus it is finished with neutral décor.

### **Bedroom Three**

Continuing the décor from bedroom two, this room is currently set up as a single bedroom and enjoys a window to the rear aspect, and a built in wardrobe to one side.

### **Family Bathroom**

Flooded with natural light from the window to the side aspect, enjoying wonderful views over the deer fields, this family bathroom comprises a shower over bath, a pedestal hand basin, and a w.c as well as a chrome heated towel rail to keep the room cosy.

### **Loft Room**

A second stairwell from the landing leads up to the loft room which is currently utilised as a double bedroom. With dual aspect windows and a dormer to the front and rear this room enjoys wonderful views across the surrounding countryside.

### **Outside**

A large, paved patio to the rear of the property provides a fantastic space to sit and enjoy the peaceful and sunny surroundings that this special location has to offer. The garden is mostly laid to lawn with some shrubs and trees dotted around but presents a fantastic opportunity to grow your own or landscape the garden to the new owners' requirements. The oil tank is located here plus a gate to the driveway.

### **Parking**

The property benefits from a gravel driveway for two vehicles.

Newclose Farm Cottage presents an exciting opportunity to acquire a fabulous family home nestled into the countryside offering three bedrooms semi-open plan living. A viewing is highly recommended with the sole agents, Susan Payne Property.

### **Additional Details**

Tenure: Freehold

Council Tax Band: C (approx. £2193.13 pa – Isle of Wight Council 2025/2026)

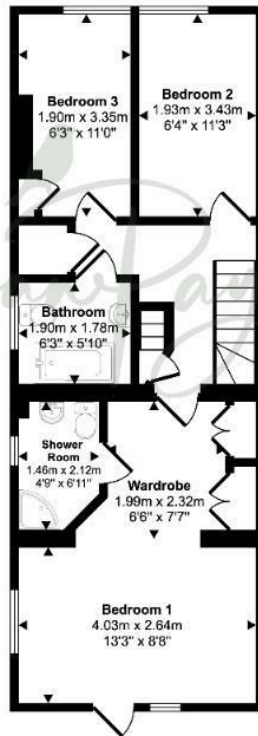
Services: Mains water, electricity, oil central heating, private drainage



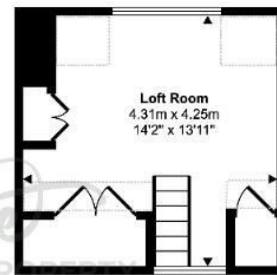
Approx Gross Internal Area  
129 sq m / 1391 sq ft



Ground Floor  
Approx 64 sq m / 691 sq ft



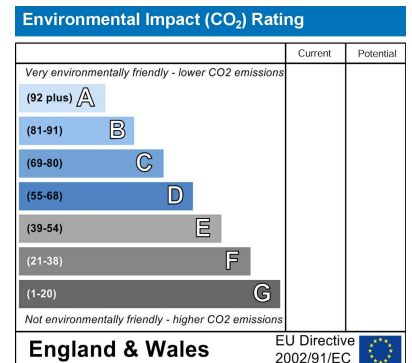
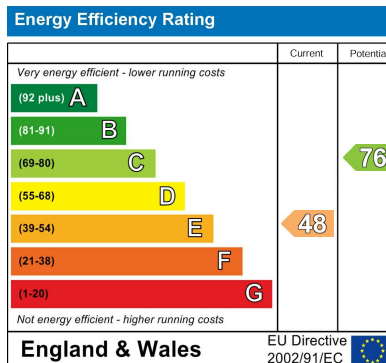
First Floor  
Approx 47 sq m / 503 sq ft



Second Floor  
Approx 18 sq m / 197 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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