

# Larksrise, Main Road

Newport, PO30 3ER

**£425,000**  
FREEHOLD



Beautifully renovated to offer spacious and modern interiors, this stunning three-bedroom bungalow benefits from a sunny rear garden, driveway parking, plus has approved planning permission for two further bedrooms within the attic space.

- Stunning detached bungalow
- Three double bedrooms
- Approved planning for loft extension
- Short drive to the county town of Newport
- Driveway parking for two vehicles
- Beautifully renovated throughout
- Spacious and naturally light accommodation
- Peaceful rural village setting
- Rural countryside walks on the doorstep
- Sunny rear garden with downland views

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

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Completely transformed by the current owners of seven years, this stunning bungalow offers modern interiors with a classic blend of country living which flows through the property. The accommodation is well proportioned and comprises a large entrance hall leading to two double bedrooms, the family bathroom, and the open plan living area. This fantastic space provides access to a utility room, a shower room, and a further double bedroom. The property enjoys countryside views to the front and rear, plus this lovely home benefits from a beautifully landscaped rear garden which enjoys sunshine throughout the day. The driveway to the front of the property provides off-road parking.

Positioned within an Area of Outstanding Natural Beauty, Larksrise not only enjoys a peaceful, rural position but also benefits from being close to plenty of village amenities, including, an active village hall and the 'Gallybagger Inn', which is a popular social club offering many activities and events, including the fun Scarecrow Festival in May. The parish of Chillerton and Gatcombe has approximately 25 miles of peaceful countryside footpaths and bridleways with spectacular views, and the property is also conveniently situated for the county town of Newport, which is just under five miles away, providing a range of popular shops, restaurants and a cinema. The beautiful West Wight with its unspoilt beaches and mainland ferry links to the mainland are all within easy reach of this convenient, central location.

### **Welcome to Larksrise**

Benefitting from an elevated and setback position from the road, this charming bungalow enjoys a grass frontage with a concrete driveway to the front of the property. A covered porch leads to the front door.

### **Entrance Hall**

Boasting a beautiful farmhouse-style flagstone floor, this spacious entrance hall offers ample space to store coats and shoes, as well as leading through the accommodation.

### **Open Plan Living Area**

Situated at the heart of the home, this fabulous room is well-proportioned and offers ample space for the whole family. Made up of the kitchen, dining, and living space, the kitchen offers a range of base, wall and tall cabinets finished in a neutral shade with a wooden worktop integrating a 'Butler' style sink. The kitchen also features integrated appliances, including a dishwasher, fridge-freezer, electric oven, microwave, rubbish bins, and an electric hob is integrated within the worktop with a cooker hood over. A window to the rear aspect enjoys views over the garden and to the downs beyond, plus there is a large cupboard and an alcove for a fridge-freezer, if required. There is also space for a dining table. The living area is carpeted and offers ample space for furniture whilst enjoying natural light from the large window to the front aspect.

### **Bedroom One**

Generously proportioned and benefitting from a large built-in wardrobe, this fantastic bedroom enjoys a window to the front aspect and also features a hand basin to one side.

### **Bedroom Two**

This spacious double bedroom benefits from a window to the rear aspect with views over the garden and beyond, as well as a built-in wardrobe.

### **Family Bathroom**

Beautifully finished with a traditional style suite comprising a large walk-in shower, a roll top bath, a WC, and a pedestal hand basin, this wonderful family bathroom benefits from an obscure glazed window to the rear aspect and a neutral tile surround, and two chrome heated towel rails to keep the room cosy.

### **Rear Hall**

Forming part of the original garage, this space leads to the utility room, shower room, and bedroom three, as well as leading out to the garden.

### **Utility Room**

With space for two appliances under a wooden worktop, this handy space also features the oil-fired boiler and an obscure glazed window to the rear aspect. The space is enclosed by a space-saving pocket door.

### **Shower Room**

Featuring a large walk-in shower, a WC, and a vanity hand basin with a large, illuminated mirror over, this shower room is warmed by a large chrome heated towel rail and is finished with a neutral tile wall surround.

### **Bedroom Three**

Continuing the décor from the rest of the house, this double bedroom enjoys a window to the front aspect and features herringbone flooring.

### **Garden**

The garden has been beautifully landscaped to offer a wonderful patio terrace and a lawn which enjoys sunshine through most of the day, making it an ideal spot to sit back and enjoy the peaceful surroundings, enjoy a spot of alfresco dining, or soak up the sunshine. This private outdoor space enjoys downland views to the rear and also features a shed to one corner and the oil tank.

### **Parking**

The driveway offers off-road parking for two vehicles, as well as presenting an opportunity to extend, if required by the new owners (subject to gaining necessary consent).

Larksrise presents a fantastic opportunity to acquire a spacious, beautifully presented detached bungalow set within a peaceful location, with potential to expand, if required. A viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

Tenure: Freehold

Council Tax Band: E (approx. £3,003.46 pa – Isle of Wight Council 2025/2026)

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

Planning permission plans for the loft conversion are available on request.

Approx Gross Internal Area  
117 sq m / 1254 sq ft



Floorplan

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Agent Notes:

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