



4 NEW BARN LANE COTTAGE

Shorwell, Isle Of Wight, PO30 3JQ

TO LET

£1,450 pcm



4 New Barn Lane Cottage

Shorwell, Isle Of Wight, PO30 3JQ

Newport 5.7 miles | Cowes 10.2 miles | Yarmouth Harbour 11.2 miles | Lymington from
Yarmouth Harbour – 45 minutes | Mileages and times approximate

3 Bedrooms

A picturesque semi-detached cottage in an attractive rural village. The property has plenty of character but with a modern finish.

THE PROPERTY

A picturesque three-bedroom semi-detached cottage in an attractive rural village. The property has plenty of character but with a modern finish.

Comprising entrance hall, good sized kitchen/breakfast room, utility room with plumbing for white goods and a sitting room with triple aspect view.

Upstairs are 3 bedrooms. The master bedroom has a large window overlooking the front garden. There is a further double bedroom and a single bedroom. There is also a family bathroom with a shower over bath.

There is an attractive cottage garden to the front and side, leading to a terraced lawn. There is a large stone shed to the side of the property.

The property is within easy walking distance of the pub, shop and church in Shorwell.

ADDITIONAL INFORMATION

Services
Mains water and drainage
Mains electricity
Electric storage heaters
Good mobile phone coverage (according to Ofcom)
Superfast fibre broadband available (according to Openreach)

Local Authority
Isle of Wight Council, band D

EPC
D68

Pets
Considered, rent may vary

Parking
There is ample off-road parking for two cars.

Holding deposit
£334

Total deposit
£1,673





DIRECTIONS

From Newport, head south at Coppins Bridge on St. George's Way. At St. George's Roundabout take the second exit onto the Medina Avenue (B3341). Turn right onto St. John's Place then left onto Trafalgar Road. Turn left onto Carisbrooke Road (B3323) then continue straight at the roundabout onto Carisbrooke High Street (B3401). At the Waverley roundabout turn left (the first exit) onto Clatterford Road (B3323) which becomes Bowcombe Road and follow this for approximately 3.8 miles. The road will become Shorwell Shute and goes downhill into Shorwell. At the grass triangle, turn left into New Barn Lane. The property can be found on right, opposite the entrance to Taylor Court

1/5/23, 4:30 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

WINCHESTER

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