



# CALAMINT COTTAGE

Rowridge Lane, Carisbrooke, Isle of Wight PO30 4HT





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A rare opportunity to purchase a recently converted contemporary barn conversion set within gardens of 0.2 acres overlooking an idyllic rural vista.

Asking Price of £400,000

## BARN CONVERSION

Entrance hall | Living Room | Modern Kitchen/Diner  
Open Mezzanine suitable for office or additional living space  
Master Bedroom with en-suite shower room  
Double Bedroom | Family Bathroom  
In all approximately 147 sq m (1582 sq ft)

## GROUNDS

South-Eastern facing sheltered gardens and grounds  
Storage shed | Generous off-road parking

For sale by private treaty  
Available as a whole

## SITUATION

Calamint Cottage is situated within an Area of Outstanding Natural Beauty at Rowridge, on the outskirts of Carisbrooke, close to countryside walks and with stunning views towards the Downs. The rural location still has the convenience of being within easy reach of mainland ferry connections at Cowes 10 miles away (20 minutes) and Yarmouth 10 miles (20 minutes) – both towns offering marina facilities, yacht clubs, restaurants, pubs, shops and schools. The county town of Newport is only 4 miles (10 minutes) away.

## CALAMINT COTTAGE

A rare opportunity to purchase a recently converted contemporary barn conversion overlooking an idyllic rural vista.

The property is entered through a front porch leading through to the well lit hallway. The spacious living room has wonderful views towards the Downs. Leading from the living room, there is a modern kitchen/diner with grey units and integrated dishwasher, washing machine and fridge/freezer. The kitchen also benefits from an electric cooker, gas hob and





extractor. The property features a versatile mezzanine space, which is currently being used as a home office, however the space could provide additional accommodation.

From the hallway there are two double bedrooms and a family bathroom. The master bedroom has the benefit of an ensuite; French windows lead out towards the external patio area. The hallway also has a useful built in utility cupboard space, currently housing the washing machine along with space for boots/ coats.

### **GARDENS & GROUNDS**

Calamint Cottage enjoys a south-eastern facing sheltered garden with generous off-road parking for several cars. To the south of the property there is a useful storage shed.

### **GENERAL REMARKS AND STIPULATIONS**

#### **METHOD OF SALE**

The property is offered for sale by private treaty.

#### **SERVICES**

The property is served by mains electric and vendor mains water supply via sub-meter. LPG central heating and underfloor heating in bathrooms. Private Drainage. The property is connected to WIFI.

#### **TENURE AND POSSESSION**

Vacant possession will be given of the whole upon completion of the sale.

#### **LOCAL AUTHORITY**

Isle of Wight Council

#### **COUNCIL TAX**

Band E

#### **POSTCODE**

PO30 4HT

### **PLANS, AREAS AND SCHEDULES**

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.



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### **VIEWINGS**

Viewings strictly by appointment with BCM.

### **FIXTURES AND FITTINGS**

BCM will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

### **SELLING AGENT**

BCM, Isle of Wight Office  
Red Barn, Cheeks Farm, Merstone Lane,  
Merstone, Isle of Wight, PO30 3DE

NB. These particulars are as at September 2022 and photos were taken October 2020.

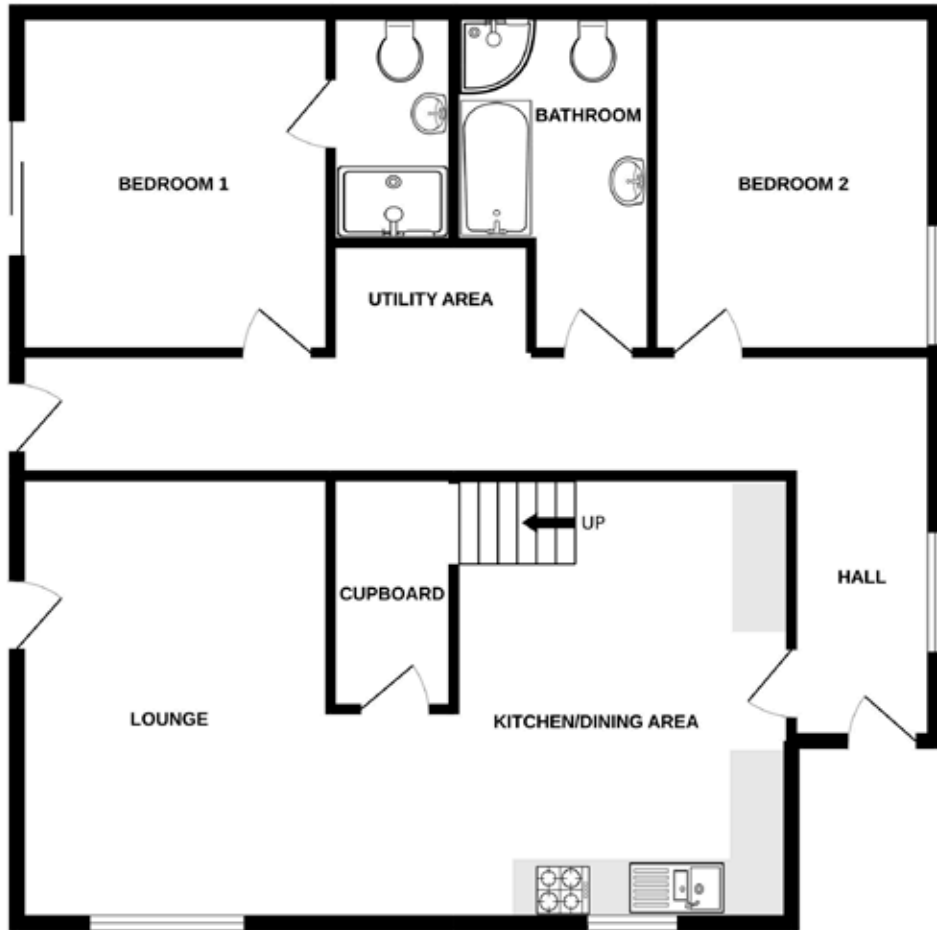
### **Covid-19**

BCM does not guarantee a completely sterile environment. Please refer to our Viewing Protocol (available from the selling agents) for further information.

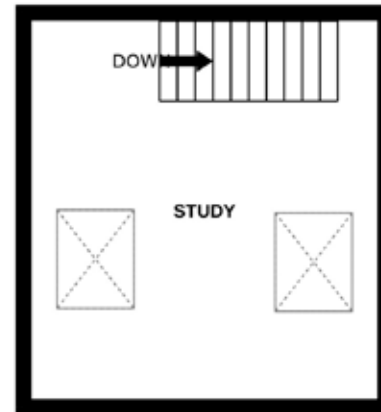




Approximate Gross Internal Floor Area  
 House: 146 sq.m or 1572 sq.ft  
 Not to scale. For identification purposes only.  
 For size/layout only – buildings not shown in actual location/orientation.



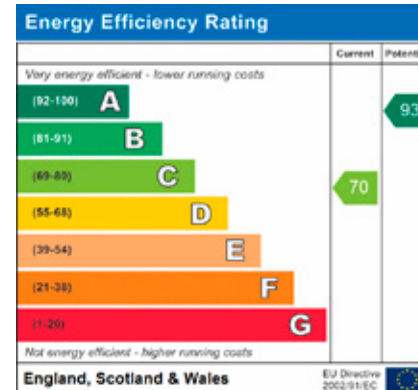
Ground Floor



First Floor



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 Licence number 100022432.  
 Plotted Scale - 1:1250. Paper Size - A4



**IMPORTANT NOTICE**

- BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:
- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
  - Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
  - The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
  - Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
  - Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM tested them. These particulars are as at September 2022 and photos were taken October 2020.





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## ISLE OF WIGHT

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