

3 Barrington Row Winkle Street, Calbourne, Newport, PO30 4JF

Guide Price £397,500

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McCarthy & BOOKER

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Thatched cottage ~ Two bedrooms ~ Idyllic location ~ Gardens ~ Wealth of character features

A quintessential 'chocolate box' cottage

Located in the idyllic rural location of Winkle Street, this quaint and quirky Grade II listed cottage has two bedrooms, one with an en-suite toilet, a wet room, sitting room with inglenook fireplace and logburner, garden and unallocated parking nearby. This is a rare opportunity to purchase a cosy home with a wealth of original features which could be a permanent residence, holiday home or rental property in an AONB conservation area.

Interior

The cottage has been lovingly cared for and sympathetically maintained, preserving an abundance of original features that give the home its unmistakable character. Exposed beams, low ceilings, original floorboards and deep-set windows with traditional shutters all combine to create an atmosphere that is both warm and inviting. The thick stone walls naturally keep the cottage refreshingly cool during the summer months, while the inglenook fireplace with its log burner provides a wonderfully cosy retreat throughout the winter.

Ground Floor:

Passing through the original wooden door into the porch with its flagstone flooring, you enter the sitting room which is the heart of the home. The inglenook fireplace, with its log burner within, takes centre stage offering the perfect place to relax after exploring the surrounding countryside. Every detail reflects the heritage of the cottage, creating an authentic and timeless living space. The staircase, with its wooden panelling, leads up to the first floor and has storage beneath.

To the rear, the kitchen has been thoughtfully designed to complement the age and style of the property whilst providing practical everyday functionality. An attractive oak dresser and oak butcher's block with marble worktop sit comfortably alongside integrated appliances, including a multifunction oven and microwave, a low-level fridge freezer and ample storage. The extension has been carefully executed to remain entirely in keeping with the original cottage creating a seamless transition between old and new.

Beyond the kitchen is a useful utility area with space and plumbing for both a washing machine and dishwasher, leading through to the wet room with shower, wash basin and WC. A door opens directly onto the rear garden, making this a practical entrance after country walks or days spent enjoying the surrounding landscape.











First Floor:
This home continues to delight with two double bedrooms, each full of individual charm and character. One bedroom features the beautifully rounded chimney breast as a striking architectural focal point, while the second benefits from an en-suite cloakroom with WC and wash basin. From the front-facing windows, enchanting views stretch across Winkle Street's famous stream and the surrounding countryside, providing a peaceful outlook that changes beautifully with the seasons.

Exterior

Within this pretty as a picture location, with its trickling stream running alongside the fields, there is unallocated parking nearby.
There are roses and mature plants in front of the cob stone wall, with time worn stone steps to the original entrance door.
At the rear is a desceptively large terraced garden filled with cottage style planting including a fig tree, pear, plum and apple trees, roses and hollyhocks.
This pretty and relaxing outside space is a perfect area to unwind and listen to the birdsong or watch the myriad of wildlift in the area. There are two large cabins, great for storage or use as an outdoor office as well as two smaller garden stores. At the furthest point is a small allotment that has been used for growing their own vegetables.

Winkle Street, Calbourne

Nestled in the peaceful village of Calbourne in the heart of West Wight, and approximately 5 miles west of Newport, Winkle Street is one of the Isle of Wight's most iconic and photographed locations. With its charming 17th and 18th-century cottages, gently flowing Caul Bourne stream and timeless rural atmosphere, it offers visitors a glimpse of traditional English village life at its finest.
Historic stone and thatched cottages line the stream, creating one of the Isle of Wight's most recognisable and photographed views.
Originally known as Barrington Row, many of the cottages are historic stone and thatch which are Grade II listed and date back to the 18th century. Away from the busy resorts, Winkle Street offers tranquillity, wildlife and beautiful walking opportunities through the surrounding West Wight countryside. Close by is Calbourne Water Mill, All Saints Church which dates back to the 9th century, Newtown National Nature Reserve which is a haven for birdwatchers, walkers and nature lovers is just a short drive away. The Sun Inn is a traditional village pub within 5 minutes walk of the property.
The famous Winkle Street Easter Duck Race is held every Easter Sunday, the tranquil stream flowing through Winkle Street comes alive as over a thousand bright yellow ducks race through one of the Isle of Wight's most photographed locations. Families gather along the stream to cheer on their lucky duck while enjoying a true village tradition in a beautiful countryside setting.

Further Information

Tenure: Freehold
EPC: D
Council tax band: D
Mains sewerage, electricity and water
Front of property single glazed with secondary double glazing and shutters
Rear of property is double glazed
Log burner
Electric Heatra Sadia boiler for central heating and hot water





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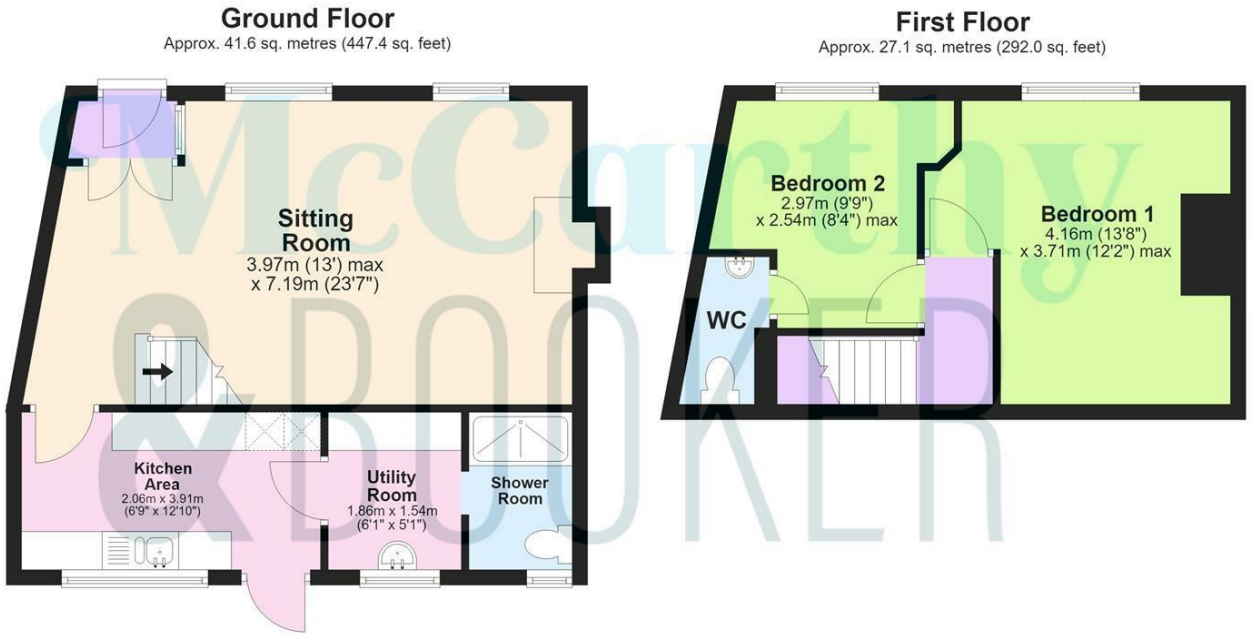
Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 68.7 sq. metres (739.4 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group
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