



**Price**

**£450,000**

**Freehold**

4x  2x  2x 

**Limerstone, Newport,  
Isle of Wight, PO30**

**OVER 60?**

Secure this property  
for up to **59% less!**



**Video Tour available**

**Pittis**   
Helping you move forwards





## Main features

- **Lovely rural location with a beautiful outlook**
- **Flexible layout, upstairs used as an internal annex**
- **Dining area, lounge and a conservatory**
- **Wooden artist studio in the garden**
- **Gorgeous garden with pond, veggie patch and out buildings**

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Dining Area: 11'3 x 10'10 minimum (3.43m x 3.30m)  
 Kitchen: 14'2 x 11'1 (4.32m x 3.38m)  
 Conservatory: 19'0 x 7'9 (5.80m x 2.36m)  
 Cloakroom  
 Bathroom  
 Bedroom 1 : 15'0 at widest point x 12'9 up to fitted wardrobes (4.58m x 3.89m)  
 Bedroom 2 : 8'11 x 6'6 (2.72m x 1.98m)  
 Lounge : 18'10 maximum x 13'9 into bay (5.74m x 4.19m)

### FIRST FLOOR

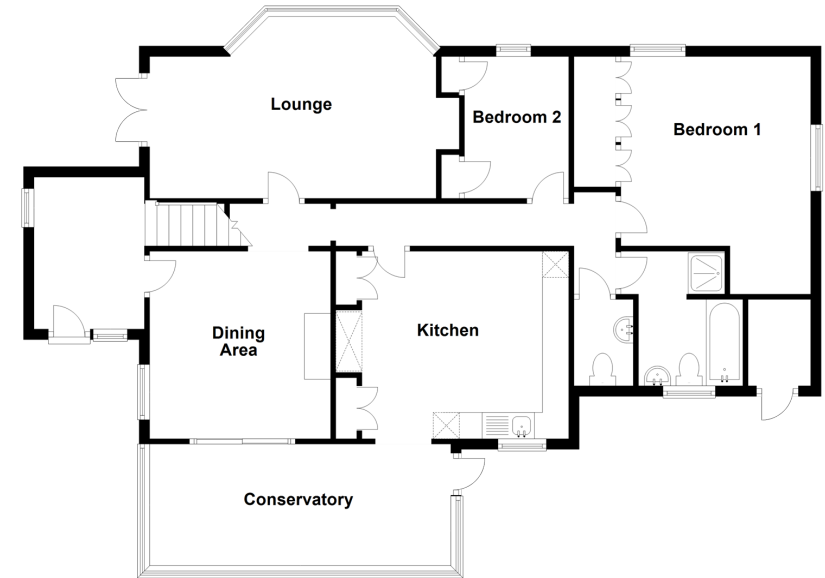
Landing  
 Bedroom 3: 12'9 x 8'1 (3.89m x 2.47m)  
 Bathroom  
 Sitting Area: 9'2 x 5'6 (2.80m x 1.68m)

### OUTSIDE

Front Garden  
 Off-Road Parking  
 Garage  
 Rear Garden  
 Studio

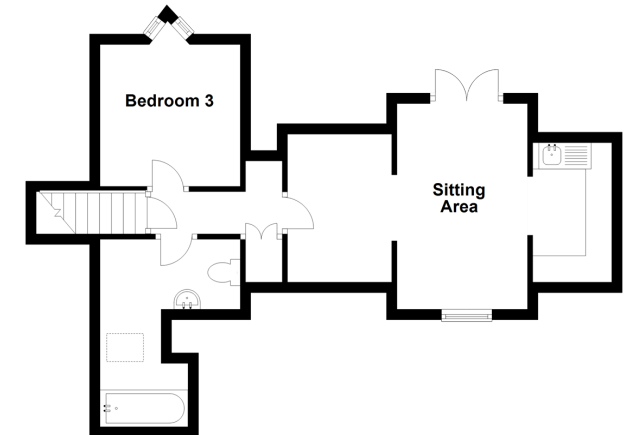
### Ground Floor

Approx. 108.3 sq. metres (1165.5 sq. feet)



### First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



**Call Freshwater - 01983 756222 ■ [pittis.co.uk](http://pittis.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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