Webb Jenkins are delighted to offer for let this first floor maisonette set in the picturesque village of Whitwell. With its lovely rural location and outstanding downland views, this property offers a tranquil setting whilst only a short distance to the larger towns of Ventnor and Newport.
8 Whitwell Farm Maisonettes, High Street, Whitwell, Isle of Wight, PO38 2PY

Well presented two bed, first floor maisonette, set in the heart of Whitwell Village with stunning panoramic views from the rear aspect. Quiet and tranquil location, with own small garden to rear. The property has recently been refurbished, really making use of the space available and creating a light and airy feel. Offered part furnished along with gifted white goods in the Kitchen and Dining room area. There is a bus route in the area to Newport main bus station. It is with regret that pets cannot be accepted in this property. Would prefer working couple, professional adult or retired tenant. Own garage and parking space just outside the property.

**ENTRANCE (0' 0" x 0' 0") or (0.0m x 0.0m)**

Obscure glass panelled door leads into entrance lobby with stairs leading up to accommodation hallway.

**HALLWAY**

With doors off to lounge, kitchen/dining room, bathroom and bedrooms.

**KITCHEN (8' 10" x 7' 1") or (2.69m x 2.16m)**

Open plan kitchen/diner, fitted with a range of matching white units with slate effect work surfaces over. Stainless steel sink and drainer. Fitted with electric cooker and fridge freezer. Window to front aspect overlooking village with far reaching views to downland. Opening up into the dining area, complete with small table and chairs.

**LOUNGE (13’ 9" x 16’ 0") or (4.19m x 4.88m)**

Window to front aspect offering beautiful far reaching views across the village. Electric storage heater, TV point.

**BEDROOM 1 (12’ 2" x 10’ 0") or (3.71m x 3.05m)**

Double room with window to rear aspect and superb uninterrupted downland views. Built in double wardrobes. Cupboard housing immersion heater and shelving for storage.

**BEDROOM 2 (9’ 0" x 7’ 11") or (2.74m x 2.41m)**

Offering the same downland views as bedroom one. Built in cupboard.

**BATHROOM (3’ 5" x 7’ 11") or (1.04m x 2.41m)**

Recently refurbished white bathroom suite with WC, wash hand basin, white panelled bath with shower over, finished with a glass shower screen. Tiled floor and surround.

**OUTSIDE/GARDENS**

Small rear garden laid to lawn with row of conifer hedging to far end.

**GARAGE/PARKING (0’ 0" x 0’ 0") or (0.0m x 0.0m)**

Garage behind property with up and over door with parking for one vehicle in front of.

**LOCATION**

The parish of Whitwell is located in the South of the Isle and is known for its quiet and peaceful environment. Although a small community, Whitwell itself houses a garage, post office, church and one of the Island’s oldest pubs, all surrounded by panoramic downland views and a popular fishing lake.

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**Energy Efficiency Rating**

- **Current**
  - A
  - B
  - C
  - D
  - E
  - F
  - G

- **Potential**
  - A
  - B
  - C
  - D
  - E
  - F
  - G

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**Environmental Impact (CO2) Rating**

- **Current**
  - Very energy efficient - lower running costs
  - Energy efficient - lower running costs
  - Slightly energy efficient - lower running costs
  - Nearly there - lower running costs
  - Nearly energy efficient - lower running costs
  - Nearly there - lower running costs
  - Nearly energy efficient - lower running costs

- **Potential**
  - Very energy efficient - lower running costs
  - Energy efficient - lower running costs
  - Slightly energy efficient - lower running costs
  - Nearly there - lower running costs
  - Nearly energy efficient - lower running costs
  - Nearly there - lower running costs
  - Nearly energy efficient - lower running costs

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the house is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home’s impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller, fittings and equipment referred to in the sales details have not been tested and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your legal advisor.