



Herveys Church Street, Niton

£798,000



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Estate Agents

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This picture-postcard Grade II listed house has parts dating back over 450 years with a colourful, smuggler-filled history. However, the handsome thatched roof and thick stone walls conceal a fresh, bright interior, fully equipped for comfortable modern living with large living spaces. The property also benefits from a handsome separate barn which was converted in 2010 to create an appealing one bedroom self-contained cottage. This has been run as a successful AirBnB, or could be used as a flexible way to house an extended family. The main house is warmed by oil central heating and offers beautifully light and well proportioned living spaces of three reception rooms, pretty kitchen/breakfast room; utility room; boot room;

ground floor bathroom and further cloakroom. The first floor is accessed by two separate staircases. One side of the cottage houses two gorgeous bedrooms and a luxurious bathroom, with a further double bedroom set in the other side. The house sits centrally within a large level garden which is arranged as areas of lawn, mature trees and shrubs and paved terraces, with the village church as a backdrop. There is a useful, large storage/potting shed and second garden shed. The house is enviably positioned in the heart of this ever-popular village, next to the church, yet with a wonderfully secluded feeling. With its appealing, welcoming atmosphere, spacious and flexible living areas, income potential and stunning appearance, we dare anyone not to fall in love with this very special property.

## Storm Porch:

Wooden front entrance door with glazed inserts to...

## Entrance Lobby:

A super introduction to the home with a beamed ceiling and thumb latch doors off - a style found throughout much of the house. Handsome stone flooring.

## Lounge:

14'9" max x 13'3" max (4.51m max x 4.04m max)

A very comfortable and appealing double aspect room with large wood burner style gas fire set on a stone hearth. Window to the side and another to the front with window seat under - a lovely sunny place to sit and enjoy

the front garden. Main staircase to first floor tucked in the corner of the room.

## Dining Room:

14'7" x 12'1" (4.47m x 3.7m)

A beautifully proportioned dining room with mellow, time-worn flagstone floor. Inglenook fireplace housing a second wood burner style gas fire and window to the front with window seat under. Useful study recess and doors to...

## Sitting Room:

15'4" x 11'10" (4.69m x 3.61m)

A bright extra sitting room, ideal as a family room or home office. Window and door to front and fire recess with fitted cupboard to side. Door concealing the second staircase with under stairs cupboard. Further door to...





### Utility Room:

12'0" max x 5'2" max plus entrance (3.66m max x 1.59m max plus entrance)

A very useful extra area with a range of fitted units and stainless steel. Window and half glazed door looking into the garden. Access to loft and door to...

### Bathroom:

8'5" max x 4'9" max (2.59m max x 1.47m max)

Smartly presented with white suite of panelled bath with electric shower over; pedestal wash hand basin and WC. Cream marbled tiling and window to side.



### Kitchen/Breakfast Room:

14'5" max x 8'8" max (4.41m max x 2.66m max)

A wonderful family gathering room, fitted with a range of cottage style cream units with plenty of space for a table. A rear facing window frames a lovely view towards the home's converted barn. There is an LPG gas hob, double oven and space for dishwasher. Door to...

### Boot Room:

16'11" max x 9'1" max (5.17m max x 2.79m max)

A necessity for a country cottage! This wonderfully spacious boot room has a door into the rear garden and windows to the side and rear. Sink in wood worktop with cupboard under. The room is kept warm housing the oil fired boiler and Megaflo hot water cylinder – perfect for drying wet clothes after a walk. Spaces for appliances, access to loft and door to...



### Cloakroom:

4'3" x 3'7" (1.3m x 1.11m)

A handy WC - ideal for gardeners! Window to rear.

### First Floor Landing:

A galleried area with sloping chimney breast and access to loft. Doors to...

### Bedroom One:

15'0" x 10'11" plus wardrobes (4.59m x 3.33m plus wardrobes)

A beautifully light and well proportioned double bedroom with windows to the front and side, including an impressive mullioned window. Handsome historic stone fireplace thought to date back to the mid 16th century. Good range of fitted wardrobes and part sloping ceiling.

### Bedroom Two:

13'3" plus wardrobe x 6'3" (4.06m plus wardrobe x 1.93m)

A spacious single or small double bedroom with a lovely cottage styling and window to the front. Useful top box storage over space for the bed and door to large walk-in wardrobe/linen cupboard.

### Bathroom:

8'7" max x 8'3" max (2.64m max x 2.53m max)

A spacious family bathroom with white suite comprising long bath with mixer tap/shower attachment; separate glazed corner shower enclosure; pedestal wash hand basin and WC. Window to rear and extractor unit.

### Bedroom Three:

15'5" max x 12'0" max (4.71m max x 3.66m max)

Accessed via the second staircase (from the sitting room), this pretty double bedroom has good height part sloping ceilings with access to the loft. Two windows to the side.

### THE BARN

A beautiful detached barn sits within the gardens of Herveys, converted in 2010 to provide a successful AirBnB income for them. It would equally double as fabulous guest/extended family accommodation, or as a home office. It has its own pretty, walled paved courtyard and accommodation comprising:

### Sitting/Dining Room

15'8" max x 12'4" max (4.78m max x 3.78m max)

This freshly styled room is entered via attractive wooden bifold doors from the barn's own wall courtyard. It has plenty of space for both sitting and dining, and is warmed by two electric heaters. A cottage style oak floor runs throughout most of the barn. Door to bedroom and archway to...

### Kitchen Area:

7'1" max x 4'10" plus recess (2.17m max x 1.49m plus recess)

This compact space has been lovely designed and well equipped with fitted units; work surface; a circular stainless steel sink unit; electric hob and oven and spaces for washing machine and fridge freezer. Velux window set in a high vaulted ceiling.

### Bedroom:

10'5" x 8'5" plus wardrobe (3.18m x 2.58m plus wardrobe)

A comfortable double bedroom, with stable door and high-level window looking into the garden. Wall mounted electric heater; large built-in wardrobe and door to...

### En-suite Shower Room:

6'7" max x 5'4" max (2.01m max x 1.64m max)

Smartly fitted and fully tiled with glazed corner shower enclosure; pedestal wash hand basin, and WC. Tall ceiling with Velux window and chrome heated towel ladder.

### Gardens:

The house is surrounded by beautiful, level gardens. The front has a large lawn with borders stocked with a variety of shrubs; hedges to screen and an impressive magnolia tree. Two wrought iron gates lead out onto the lane and gated access to both sides lead into the rear garden. The sunny rear garden is again laid to a level lawn with interspersed rooms of patio areas with attractive planting to follow the sun. The garden has a colourful array of shrubs and climbing plants including some beautiful roses trained against the barn. Stone walls, fencing and hedging screen the area and make it very private. There are two sheds, including a large potting shed with stable door.



**Parking:**

The house has spacious parking for two vehicles on a concreted hardstanding accessed from Pan Lane. There is gated access and two steps down into the garden from this area.

**Disclaimer**

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

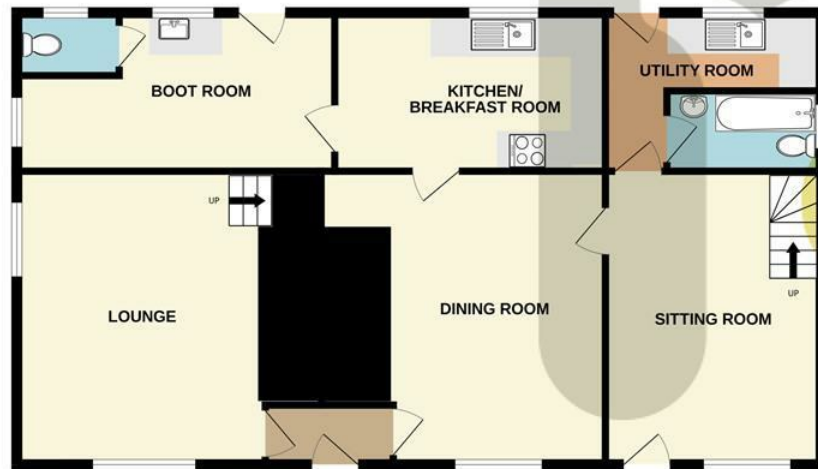




Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)

# Floorplan

GROUND FLOOR  
1499 sq.ft. (139.3 sq.m.) approx.



1ST FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 2174 sq.ft. (202.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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