

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

The Fields

Town End, Niton, Isle of Wight PO38 2EA



Nestled away within a peaceful lane, this appealing Grade II Listed rural cottage is situated in an Area of Outstanding Natural Beauty with spectacular walking routes and plenty of village amenities on the doorstep.

- Charming, detached stone cottage
- Two to three double bedrooms
- Delightful, enclosed rear garden
- Surrounded by beautiful rural and coastal walks
- Peaceful village location close to local amenities
- 1876 Grade II listed
- Two reception rooms
- Garage and driveway parking
- Tucked away position backing onto fields
- Ideal as a permanent residence or holiday home

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Returning to the market after 25 years, this well-loved family home dates back to the 19th century, presenting a charming cosy ambience one would expect from a traditional stone cottage and an idyllic lifestyle choice within a peaceful, rural village location. Providing well-presented accommodation throughout, this inviting cottage has two entrance porches and offers versatile living spaces comprising a dining room which conveniently connects with a contemporary kitchen, and a sitting room featuring a brick fireplace set with a warming log-burning stove. Additionally, the ground floor hosts a family bathroom benefitting from cosy underfloor heating and a double bedroom which could equally provide an additional reception room if required. Upstairs, the cottage has two bedrooms, also offering good double sizes.

Further sought-after features continue outside with a secluded, lawned rear garden with fruit-planted borders and lovely far-reaching rural views beyond the neighbouring fields. Ample parking is provided by a driveway and an attached garage to the side of the property.

With its highly desirable quintessentially English features within a peaceful rural setting and plenty of amenities close at hand, this appealing cottage also presents fantastic potential as a desirable holiday let or could provide an idyllic family holiday home to retreat to.

Positioned within a private no-through road, The Fields is nestled within the highly desirable village of Niton which is set amongst rolling countryside with plenty of spectacular walking routes and a great range of village amenities. The property enjoys a recreation ground on the doorstep and is just a short walk to the centre of the village providing a well-stocked general store, a doctors surgery, a pharmacy, a primary school and a post office which incorporates a bar and restaurant. Niton also boasts two highly regarded village pubs - The White Lion and The historic Buddle Inn, favoured by smugglers in years gone by. The nearby Southern coastline is truly breathtaking, appealing to those who want to enjoy watersports and outstanding walking terrain - in particular, from the historic St. Catherine's Lighthouse with the Buddle Inn providing a perfect spot for relaxing after exploring the rugged landscapes. Southern Vectis bus route 6 serves Niton and connects with the island's principal town of Newport and the popular seaside resort of Ventnor.

Welcome to The Fields

Approaching the property from the quiet lane, The Fields has a traditional old stone wall to the front with an ornate metal gate opening to a flagstone path, providing an approach to the central porch with a timber door. Located next to the driveway, an additional porch to the side of the cottage is used as the main entrance and has a multi-pane wooden door with lantern-style lamps on each side.

Main Entrance Porch

A large porch with coir matting flooring and a multi-pane wooden door opening to:

Dining Room

approx 11'08 x 8'05 (approx 3.56m x 2.57m)

With a window to the side aspect and a wood-effect laminate floor plus neutral grey wall decor continuing to:

Kitchen

16'10 x 7'05 max (5.13m x 2.26m max)

Fitted with modern, grey cabinets topped with a light wood-effect countertop with a 1.5 sink and drainer, plus space beneath for two appliances with plumbing for a washing machine. There is a pull-out larder cupboard and an integrated electric oven with an electric hob set beneath a cooker hood. Towards the end of the kitchen, there are windows on each side and the rear with a partially glazed door to the rear garden. An open doorway leads to:



Internal Lobby

9'07 x 4'10 (2.92m x 1.47m)

With a slim window to the rear aspect and a fitted cupboard housing a hot water tank, this space gives access to the bathroom and sitting room.

Bathroom

9'07 x 4'10 (2.92m x 1.47m)

With neutral wood-effect wall panelling and stone-effect floor tiling, this room provides a traditional-style bathroom suite comprising a w.c, a panel bath with an electric shower unit over, and a pedestal hand basin with an illuminated mirror plus a shaver socket/strip light above.

Sitting Room

11'07 x 7'10 (3.53m x 2.39m)

Continuing with the neutral wall decor, this carpeted room has two built-in storage cupboards and features a brick fireplace set with a log burner. There is a window to the front and a partially glazed wooden door to a small porch. An open doorway proceeds to a staircase and a bedroom.

Bedroom Three - Ground Floor

11'07 x 8'08 max (3.53m x 2.64m max)

Neutrally decorated, this room continues with the carpet from the sitting room and has partial tongue & groove wall panelling plus a chimney breast recess. There is a window to the front and an under-stair storage area.

First Floor

A carpeted staircase ascends to the first floor, giving access to two carpeted double bedrooms.

Bedroom One

11'09 x 11'02 max (3.58m x 3.40m max)

With a window to the front, neutral wall decor and a built-in wooden clothes storage unit.

Bedroom Two

11'10 x 9'11 (3.61m x 3.02m)

A neutrally decorated room including a blue-painted feature wall. Again, there is a window to the front aspect.

Garden

To the rear of the cottage there is a charming, well-kept garden which is mostly laid to lawn with fruit planted borders featuring raspberry, gooseberry, apple, and plum. The garden is enclosed by wooden fencing, and enjoys distant downland views beyond the adjacent field. To the rear of the cottage is a paved patio terrace with a timber pergola providing a partially sheltered gathering area for those warm summer days. There is also rear access to the garage.

Parking and Garage

To the side of the property, a driveway provides comfortable off-road parking for two vehicles and leads to an attached garage with a white door. Measuring 14'11 x 8'0, the garage benefits from power, lighting, and an external tap.

Well-loved by the current long-term owners, this captivating cottage is situated in a highly desirable idyllic village location and offers a truly unique family home with traditional character and a secluded garden to enjoy. The surrounding rural scenery and breathtaking bays are arguably some of the best that this beautiful Island has to offer. A viewing is highly recommended with the sole agents Susan Payne Property.

Additional Details

Tenure: Freehold



Council Tax Band: D

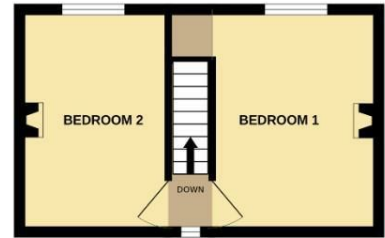
Services: Mains water and drainage, electricity (providing heating)

*Please Note: Some of the furniture and appliances can remain if required. Please enquire for further details.



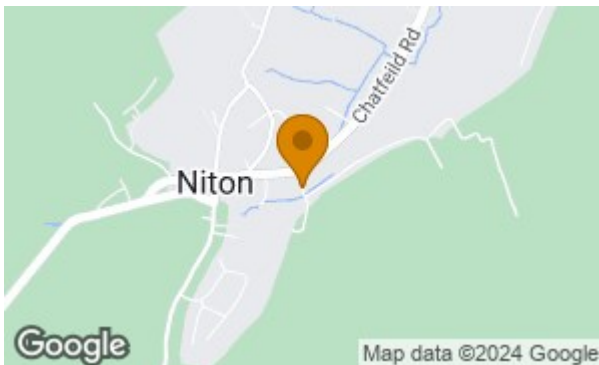
GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.


1ST FLOOR
219 sq.ft. (20.4 sq.m.) approx.




TOTAL FLOOR AREA: 1000 sq.ft. (92.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			81
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			8
	EU Directive 2002/91/EC		

Agent Notes:

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