



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Rose Cottage

High Street, Niton, Isle of Wight PO38 2AT



Situated within an idyllic village setting, this charming three-bedroom stone cottage has been redesigned and updated in a chic, mid-century modern style and is surrounded by enchanting, mature gardens.

- Beautifully presented Victorian stone cottage
- Three double bedrooms and open-plan living spaces
- Enchanting gardens with well-established planting
- Located in a quiet yet convenient village setting
- Short drive to the county town of Newport
- Upgraded throughout to create a unique, stylish home
- Modern, flowing layout suited to contemporary living
- Surrounded by beautiful rural and coastal walks
- Double glazing and updated electric heating system
- Offered for sale chain free and ready to move into

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

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Originally constructed in the early-Victorian era, and formerly a village shop, Rose Cottage has been completely updated by the current owners to create a stylish, characterful period home, offering a fantastic opportunity for anyone seeking a rural village lifestyle or a fabulous lock-and-leave second or holiday home. The property benefits from well-designed mid-century modern décor, which runs throughout to create a cohesive scheme and combines with recent upgrades which include a complete rewire, new heating system, an updated kitchen, new front windows and a newly fitted mid-century bathroom. Accommodation comprises an entrance lobby area, spacious open-plan lounge/diner and open-plan kitchen and breakfast room on the ground floor, with a landing, three double bedrooms and a bathroom on the first floor. With high demand for holidays on the sunny Isle of Wight, and its fantastic rural village location, this property also presents a fantastic opportunity to be operated as a successful holiday let.

Rose Cottage is perfectly positioned to enjoy the local amenities of Niton village, yet just a short walk from the iconic St. Catherine's Lighthouse and spectacular walking routes along the rugged coastline at this south-westerly point on the beautiful Isle of Wight. The Island's famous 'Peppercot' and Blackgang Viewpoint are a few minutes' drive away and exhibits phenomenal views of the coastline and spectacular cliff top and downs' walks. The property is a short stroll to highly regarded pubs including The White Lion and the historic Buddle Inn. The popular village of Niton with its Ofsted rated 'Good' primary school and 'Outstanding' pre-school, offers a well-stocked village shop, a pharmacy, and a doctors surgery which are also within walking distance from the property. Also nearby is the bustling seaside resort of Ventnor which is located just 4.5 miles from Niton providing a whole range of amenities including boutique shops, fine eateries and supermarkets. Ventnor is renowned for its unique microclimate, golden beach and bustling arts scene. The village is served by Southern Vectis bus route 6 which connects with Newport and Ventnor.

Welcome to Rose Cottage

Set right in the village centre, gates lead from the charming High Street and popular Church Street into an enchanting private courtyard, which wraps around the fabulous stone elevations of Rose Cottage. A smartly presented front door creates a welcoming entrance into the home.

Entrance Lobby

5'10" x 3'5" (1.79m x 1.05m)

The quality and style of this characterful home is immediately apparent from the entrance lobby, which benefits from a striking mustard décor over a patterned vinyl floor, and industrial style switches and sockets which continue through the ground floor.

Lounge/Diner

25'10" x 14'6" max (7.89m x 4.43m max)

The open plan lounge/diner is spacious, with plenty of space for a dining set to one end and a large corner sofa to the other. Two large box bay windows provide lovely courtyard views, and the mustard décor continues, complemented with a grey carpet. The space has a central, open treaded staircase that ascends to the first floor, finished in a contemporary grey hue with a graphical motif at the base. A door leads to the breakfast room and an archway leads into the kitchen.

Kitchen/Breakfast Room

20'11" x 11'6" max (6.40m x 3.51m max)

The open plan kitchen and breakfast room is presented in a stylish colour scheme, over a chequered vinyl floor. To the breakfast room end, there is plenty of room for a table and a pair of windows which look over the rear courtyard. A freestanding unit has a stainless-steel top and space below for a fridge and washing machine, and there is also a colourful fitted bookshelf to one end. An open archway connects to the kitchen area. The kitchen comprises a mix of continental style freestanding units, presented in a combination of natural wood and stainless steel and complemented by a graphical artwork splashback. The units contain a stainless-steel sink and drainer and an integrated electric oven and hob. French doors lead out to the rear courtyard, and windows to the front and rear add further light.



First-Floor Landing

extending to 16'8" (extending to 5.09m)

The mid-century style staircase leads up to the first-floor gallery landing, where the colourful style continues with soft green décor and smart dark grey painted floorboards. A window at the top of the stairs provides a fantastic view over the village with the spectacular Stenbury Down in the background. A hatch leads to the loft and there are period doors to bedrooms two and three, plus a doorway leads to a further landing area which has doors to bedroom one, to the bathroom and to a full height cupboard which is also home to the hot water cylinder.

Bedroom One

12'0" x 11'10" (3.67m x 3.62m)

The green and grey décor continues into the primary bedroom, which is well proportioned and benefits from double aspect glazing with a view to the front over the village and to the rear over rooftops to St Catherine's Down. A door connects to bedroom two.

Bedroom Two

10'7" x 9'4" (3.24m x 2.85m)

Another good-size bedroom, with a window to the front aspect with village and downland views, soft green walls and painted grey floorboards.

Bedroom Three

10'8" x 9'8" (3.26m x 2.95m)

The third bedroom is also a double, with green and grey décor and a window to the front aspect looking over the village.

Bathroom

8'8" x 6'3" (2.66m x 1.93m)

Recently refurbished with a repurposed mid-century bathroom suite, the family bathroom is presented in a fresh blue scheme with decorative splashbacks and has double aspect glazing with patterned glass for privacy. The blue suite comprises a large enamel bath with a mixer tap and shower attachment over, a pedestal basin and a low-level WC. The bathroom also features a characterful stained-glass window to the hallway.

Outside

To the front of the property, an archway over the front gate leads into the front courtyard, which is overflowing with beautiful mature planting which adds to the character and really enhances the privacy of the cottage. Well-established wisteria adds a burst of colour, and the planting continues to the side aspect of the property. To the rear, a charming stone arch has a secure gate and leads into the secluded rear courtyard, which provides a wonderful outside dining and seating area and features a subtle motif on the surrounding walls.

Rose Cottage presents a rare opportunity to purchase a unique period cottage, maintained and presented to a high standard throughout and set in the centre of the sought-after village of Niton. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

Council Tax Band: D

Services: Mains water, electricity and drainage

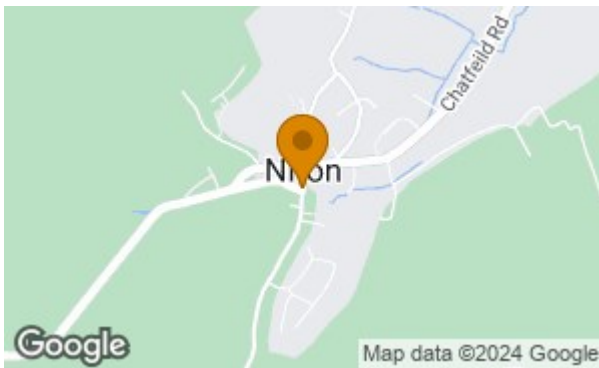


GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.

1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1173 sq.ft. (108.9 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	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	EU Directive 2002/91/EC	

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