



Susan Payne
PROPERTY
PROUDLY PRESENT FOR SALE



Rose Cottage

Newport Road, Niton, Isle of Wight PO38 2DH

£325,000
FREEHOLD



Set in an extremely desirable rural village location, this well-maintained, two-bedroom cottage is full of period character and charm and is beautifully presented throughout.

- Chocolate box brick cottage dating from the 1840s
- Presented to a high standard with neutral decor
- Well-proportioned bedrooms and two reception rooms
- Large stone dining and seating terrace to the rear
- Colourful, mature, wraparound cottage gardens
- Idyllic rural location on the outskirts of Niton village
- Packed with period features and character
- Stunning rural and coastal walking routes nearby
- Open-plan kitchen-diner with utility area
- 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 dating from the early Victorian era, the cottage is filled with period charm, and has been updated throughout in a sympathetic and elegant style which enhances the character of the original building. Modern features include electric heating and double glazing and the property has been reconfigured to offer a flowing layout with well proportioned, beautifully presented rooms. Accommodation comprises a welcoming porch and lobby, living room, a dining room which is open-plan to the kitchen, a cloakroom and utility area on the ground floor, with two light and airy bedrooms and a family bathroom on the first floor.

Located in an enviable spot surrounded by an Area of Outstanding Natural Beauty, this characterful cottage occupies an elevated position overlooking a quiet country road and offers a fantastic opportunity for anyone wishing to own a slice of rural life. Rose Cottage is set just moments away from the ever-popular village of Niton, which has a substantial general store, a doctors surgery and a pharmacy, a primary school, and a post office which incorporates a bar and restaurant. There are also highly regarded village pubs including The White Lion and the historic Buddle Inn, favoured by smugglers in years gone by. The village is served by Southern Vectis bus route 6 which connects with Newport and Ventnor, and mainland ferry links can be found in Ryde, Fishbourne, Cowes, and Yarmouth.

Welcome to Rose Cottage

Characterful stone steps wind up to a country style gate, giving access to the fabulous cottage garden, overflowing with well-established, colourful planting and perfectly complementing the enchanting red-brick façade of Rose Cottage. An original front door leads into the welcoming porch.

Porch/Lobby

The porch is light and bright, with a window to the side aspect and also features built in bench and coat hooks and has a glass-panelled door into the lobby area. The lobby features stone tiled flooring, and has period stripped pine doors to the living room and dining room, and stairs to the first floor.

Living Room

11'10" x 11'0" max (3.63m x 3.37m max)

Benefitting from beautiful, soft décor, the well-proportioned living room is arranged around a chimney breast which is home to an attractive fireplace with a small woodburning stove set on a dark stone hearth. A window provides a lovely view over the front garden and fills the space with light.

Dining Room

11'10" x 10'4" max (3.63m x 3.17m max)

Full of character, the dining room has twin aspect glazing, with windows to the front and side aspect, light, neutral décor and a chimney breast with a rustic fireplace complete with a woodburning stove. A wall of built-in cupboard doors feature an attractive mural and provide access to a usefully large understairs storage area, and are complemented by wood panelling which continues around the room. Natural stone flooring flows through an open archway into the kitchen.

Kitchen

11'11" max x 6'4" max (3.65m max x 1.94m max)

The kitchen is full of country character, with subtle green cabinets, neutral walls, chic tile splashbacks and hardwood worktops, which flow around the space and form a peninsula, creating a social area between the kitchen and dining room. Twin aspect glazing fills the kitchen with light and provides fabulous garden views and there is a stable door which leads to the terrace. There is space for an electric oven and hob, fridge and slimline dishwasher, and there is a large Belfast sink complete with antique taps. A door leads into the utility/cloakroom.



Utility/Cloakroom

5'10" x 5'6" (1.80m x 1.70m)

Conveniently located and neutrally decorated, the utility area has space for a stacked washing machine and dryer, and also has a window to the rear aspect. A sliding barn style door leads into the cloakroom, which features a modern low-level WC and a beautiful heritage washstand style basin.

First Floor Landing

The cottage staircase has a period style stair runner and leads up to the first floor landing, which has stripped pine doors to both bedrooms and to the family bathroom.

Bedroom One

11'11" x 11'3" (3.64m x 3.44m)

Light and airy, the primary bedroom has twin aspect glazing with lovely views, and is presented in a stylish neutral scheme with a botanical themed wallpaper and a plush neutral carpet.

Bedroom Two

11'11" x 10'11" (3.64m x 3.35m)

The second bedroom is also well proportioned and light, with fresh white walls, a neutral carpet and a window with garden views.

Family Bathroom

8'9" x 5'8" (2.68m x 1.74m)

Calming and characterful, the family bathroom features a twin vaulted ceiling, wood panelled walls, wood-finish flooring and a stylish colour scheme. A pair of windows fill the bathroom with natural light, and the space also benefits from a large walk-in shower, complete with rainshower head and tiled surround, modern low-level WC, a heated chrome towel rail and a washstand basin, complete with heritage style taps and sconce lights over.

Outside

The gardens wrap around the cottage on three sides. To the front, a mix of colourful borders and lawn combine with climbing plants to perfectly frame the cottage. To the side, and enclosed with a picket fence, a further lawn is surrounded by lush, mature planting which really enhances privacy. To the rear, a sandstone terrace spans the rear of the cottage, providing a wonderful outside seating or dining area. From the terrace, steps lead up to a lawn level, complete with well-established planting, high quality fencing and with the added benefit of a substantial potting shed.

Rose Cottage presents an enviable opportunity to purchase a quintessential period cottage, in a popular rural village setting, brought up to date and immaculately presented whilst also retaining an abundance of historic charm. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

Council Tax Band: C

Services: Mains water, gas, electricity and drainage



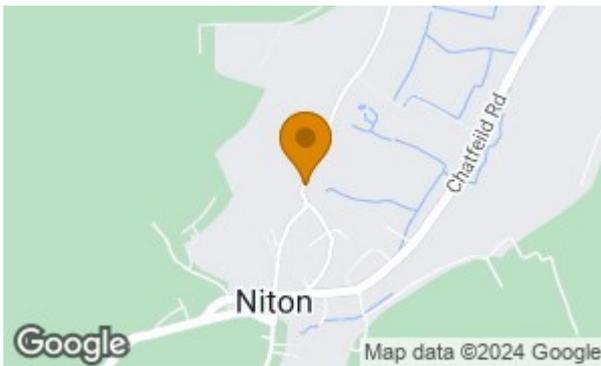
GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.6 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	

Agent Notes:

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