



Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE

Candleford

High Street, Niton, Isle of Wight PO38 2AT



£260,000
FREEHOLD



Situated in the heart of the popular village of Niton, this charming end-of-terrace cottage has been well-maintained and perfectly blends coastal chic décor and period cottage style.

- Beautifully presented end-of-terrace cottage
- Woodburning stove and electric central heating
- Naturally light and bright throughout
- Surrounded by beautiful rural and coastal walks
- Short drive to the county town of Newport
- Two bedrooms and open plan living spaces
- Cottage features with a cool, contemporary style
- Cottage garden with well-established planting
- Located in a quiet yet convenient village
- Available for sale chain free

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

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Candleford offers a fantastic opportunity for anyone seeking a rural village lifestyle, and this characterful cottage is nestled in a convenient location for local village amenities with coastal and countryside walks on the doorstep. With period country charm and a modern flowing floorplan, the cottage has been well maintained and upgraded, with recent updates including complete redecoration, the addition of the fabulous woodburner and electric central heating. Accommodation comprises a welcoming porch, living room which is open plan to the kitchen, a useful utility area and bathroom on the ground floor, with two bedrooms on the first floor.

Candleford is perfectly positioned to enjoy plenty of local amenities, yet just a short drive 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 'Pepperpot' and Blackgang Viewpoint are a few minutes' drive away and provide 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. The village is served by Southern Vectis bus route 6 which connects with Newport and Ventnor. The larger county town of Newport is within a 20-minute drive and hosts a wide range of amenities, restaurants, and a cinema.

Welcome to Candleford

Right in the heart of the village, a characterful stone wall wraps around the property, with a picket fence and mature planting enhancing the privacy of the cottage. A gate leads into the garden and on to the attractive chocolate box façade, presented in soft grey with a fresh white hardwood stable door into the porch.

Porch

4'7" x 2'9" (1.41m x 0.86m)

Neutral décor combines with coastal chic wood panelling and painted floorboards in the porch to create a welcoming space, which also benefits from twin aspect windows. An open doorway leads into the living room.

Living Room

11'8" x 12'4" into bay (3.58m x 3.77m into bay)

The well-proportioned living room is arranged around a fantastic woodburning stove, with slate backplate and hearth, and a deep bay window with Georgian style windows providing plenty of natural light and with a lovely view over the front garden. Neutral décor continues, with a soft carpet and a mix of wall and pendant lighting. A central staircase leads to the first floor, and the living room is open-plan to the kitchen.

Kitchen

9'11" x 9'8" (3.03m x 2.96m)

The kitchen comprises a combination of base and wall cabinets, presented in glossy white and complemented by white wood worktops, large scale slate tiled floor and neutral walls. There is an inset white ceramic sink and drainer, complete with a mixer tap, and integrated appliances include an electric oven and hob with an extractor hood over, plus there is space for an undercounter fridge. A large Georgian style window looks over the front garden, and an open archway leads into the utility nook, which has space and plumbing for a washing machine and dryer, fitted shelving and a neatly concealed hot-water cylinder. A ledge and brace door leads to the bathroom.

Bathroom

The slate flooring flows through from the kitchen into the bathroom, which has a window to the rear aspect with patterned glass for privacy, neutral stone wall tiles, a heated chrome towel rail, and a nook which provides useful storage. A white suite comprises a full-size bath with a shower over, complete with a rainshower head and sleek glass screen, a pedestal basin with heritage style taps and a dual-flush low-level WC.



First-Floor Landing

The characterful turning staircase has a neutral carpet and fresh white balustrade, and leads up to the first floor landing, which has a full height storage cupboard and doors to both bedrooms.

Bedroom One

11'6" x 10'1" (3.53m x 3.09m)

The primary bedroom has a vaulted ceiling and neutral décor, complemented with wood detailing. A Georgian style window provides a view to the front aspect over the garden and on to the rooftops of the village.

Bedroom Two

10'3" x 6'11" (3.14m x 2.11m)

Another well-proportioned room, with a vaulted ceiling and neutral décor and carpet. Fitted cabin style beds make great use of the space, and bedroom two also has a Georgian style window to the front aspect with views over neighbouring Church Street.

Outside

To the front of the cottage, the enclosed garden is mostly laid to shingle, providing a wonderful outside seating or dining area, and there is a large border, full of well-established shrubs and planting, which adds to the privacy of the cottage.

Candleford presents an enviable opportunity to purchase a quintessential cottage, well-maintained and beautifully presented and set in a popular village-centre location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

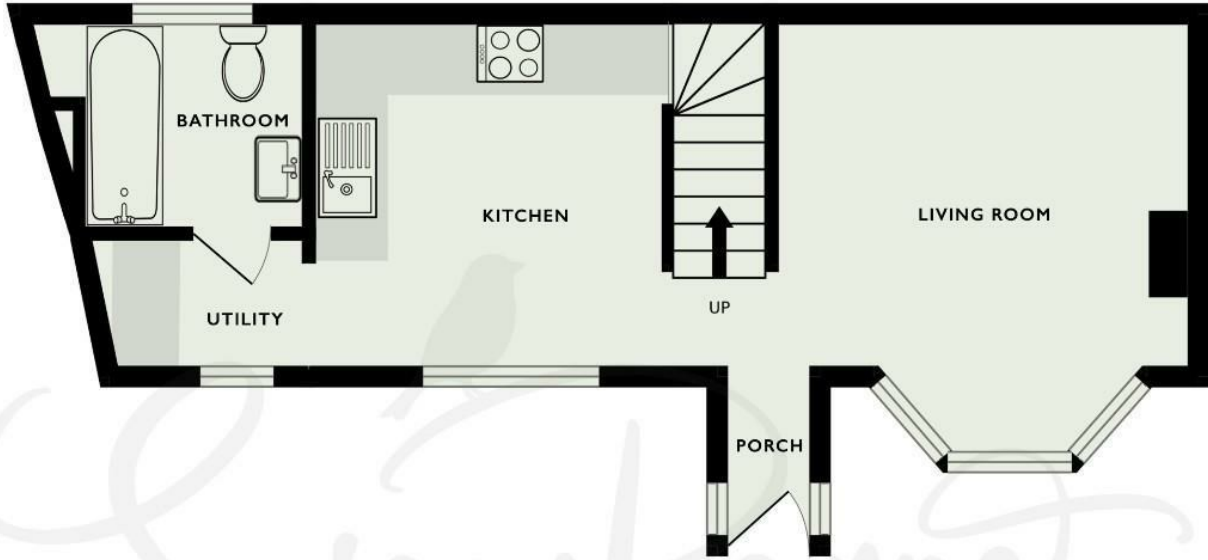
Tenure: Freehold

Council Tax Band: B

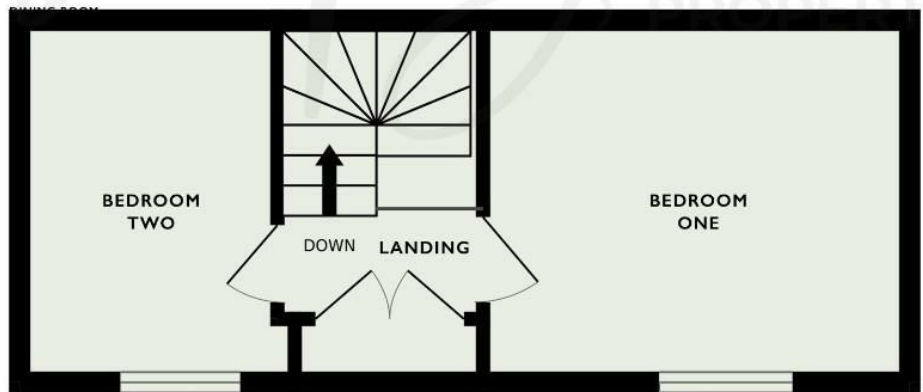
Services: Mains water, electricity and drainage



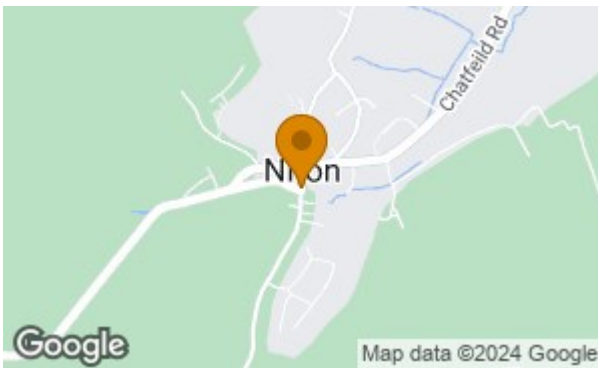
Ground Floor



First Floor



Floorplan for illustrative purposes only and not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(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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