

*Susan Payne* PROPERTY

PROUDLY PRESENT FOR SALE

# Wyncroft

Newport Road, Niton, Isle of Wight, PO38 2DH



**£350,000**  
FREEHOLD



Situated in an elevated position within the picturesque village of Niton, this fantastic three-to-four-bedroom family home offers spacious accommodation with the opportunity for the new owners to put their own stamp on.

- Fantastic semi-detached family home
- Spacious open plan living
- Potential to put your own stamp on
- Wrap around gardens and lovely countryside views
- Close to village amenities and schools
- Three to four double bedrooms
- Period features through out
- Quiet village location
- Breathtaking walking routes, coastal & country, nearby
- Offered for sale chain free

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Having been a loving family home for the last 35 years, this wonderful home is ready for the new owners to make their own and take advantage of the spacious interiors the house has to offer. A conservatory provides entry into the house and the front door leads straight into the open plan lounge-diner. From there, there is access to the kitchen, bathroom, additional bedroom/reception room, and the stairs leading up to the first floor. The first floor boasts a spacious landing as well as leading to three bedrooms and access up to the attic room. There are stunning views to the front, side and rear of the property of the surrounding countryside and the nearby village centre.

Situated within this enviable rural village location, Wyncroft enjoys beautiful far-reaching countryside views from the rear elevation all the way to St Catherine's Oratory on a clear day. The cottage is very well-connected to surrounding rural footpaths and is just a few minutes walk away to the village which provides a good 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 nearby Southern coastline of the island is truly spectacular, appealing to those who want to enjoy the surfing and paragliding on offer, as well as outstanding walking terrain from the historic St. Catherine's Lighthouse with the Buddle Inn providing a perfect spot for relaxing after exploring the rugged landscape. Located within a ten-minute drive from the property is the bustling seaside resort of Ventnor which provides 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 with the award-winning Ventnor Fringe Festival that takes place every summer and Ventnor Botanical Gardens which contains rare, subtropical plants and trees which thrive on this sunny south coast of the island.

### **Welcome to Wyncroft**

A stone stairway leads up to the side garden which provides access to the conservatory that opens into the home.

### **Conservatory**

*14'8" x 8'3" (4.48m x 2.54m)*

Occupying a south-facing position, this fantastic conservatory provides an additional seating area with lovely views over the garden and the hills to the side. There is ample space for lounging and dining furniture in here.

### **Lounge-Diner**

*23'1" x 10'8" (7.04m x 3.26m)*

This fantastic space is flooded with natural light from the three windows to the front and sides, as well as benefitting from traditional wood floorboards and two fireplaces, one with an open fire and one with a log burner.

### **Kitchen**

*11'4" x 7'0" (3.46m x 2.14m)*

Offering a range of base and wall cabinets, this kitchen offers a window to the side which overlooks the patio and garden. There is plumbing here for a dishwasher and washing machine. There is a door leading out to a ground floor w.c.

### **Bathroom**

*7'6" x 6'6" (2.31m x 2.00m)*

The bathroom is fully equipped with a bath with an electric shower over, a w.c, a pedestal hand basin and the space is naturally lit by a skylight. There is also an obscure glazed window to the rear.

### **Ground Floor Bedroom/Study**

*10'4" x 8'2" (3.16m x 2.50m)*

Naturally lit by a window to the front aspect, this handy ground floor room could be utilised as a further bedroom or as another reception room.



### **First Floor Landing**

The carpeted stairwell from the ground floor hallway leads up to the spacious first floor landing. A window to the rear of the property boasts fabulous views onto countryside whilst bringing in plenty of sunshine. The space provides access to three double bedrooms and the attic room.

### **Bedroom One**

*13'9" x 10'8" max (4.21m x 3.26m max)*

Benefitting from dual aspect windows to the front and side, this double bedroom offers wooden floorboards, a chimney breast, plus glimpses of the Pepperpot and the downs from the front.

### **Bedroom Two**

*10'11" x 8'10" (3.35m x 2.71m)*

Continuing the flooring from bedroom one, this delightful bedroom offers a window to the side aspect with views over the village as well as offering a built-in cupboard and a smaller cupboard has been created from the original fireplace.

### **Bedroom Three**

*10'5" x 8'2" (3.19m x 2.50m)*

Occupying a position at the front of the property with a window to the front aspect with glimpses of the Pepperpot, this lovely bedroom continues the wooden floorboards from the other bedrooms.

### **Attic Room**

*11'2" x 10'7" (3.42m x 3.23m)*

A wooden ladder style stairway leads up to a little landing area which has been utilised for storage and a small door leads into the room. The room is currently being utilised as a double bedroom; however, it could be used as an office or additional reception room. There are options to make it part of the house by adding a staircase in one of the rooms downstairs, but this will be subject to gaining the correct planning consent.

### **Garden**

Wrapping around the side and rear of the property, this fantastic south-facing garden is mature with planting and offers the new owners the opportunity to landscape the space to their own requirements. There is a lovely large patio to the rear of the house which is surrounded by mature privet hedgerows creating a secluded spot to enjoy al fresco dining.

### **Parking**

There is on-street parking offered in the nearby streets.

### **Additional Details**

Tenure: Freehold

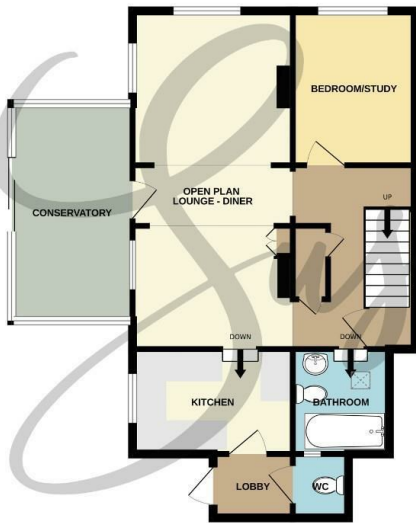
Council Tax Band: C (approx. £2,051.37 2024/2025 from Isle of Council Website)

Services: Mains water, drainage, electric central heating





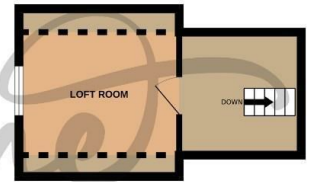
GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.

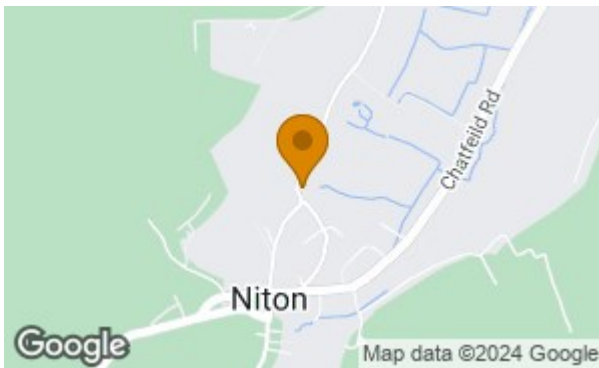


2ND FLOOR  
188 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA: 1312 sq.ft. (121.9 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agent Notes:**

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