



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE



Honeysuckle Cottage

Newport Road, Niton, Isle of Wight PO38 2DF



This well-presented and enchanting two-bedroom stone cottage is full of period character and charm, and is situated in an idyllic village setting on the outskirts of popular Niton.

- Characterful 18th Century mid-terrace cottage
- Two bedrooms and two reception rooms
- Open-plan lounge and dining room with log burner
- Additional outside space to the rear
- Far reaching rural views from the primary bedroom
- Presented to a good standard with neutral decor
- Bursting with period charm and features
- Charming country-cottage garden to the front
- Short walk to local village amenities
- Countryside and coastal walks on the doorstep

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

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Believed to originally date from the mid 1700s, Honeysuckle Cottage is an attractive stone cottage which has been sympathetically upgraded and brought up-to-date, with the addition of a single storey extension to the rear to create a flowing layout, soft, neutral décor throughout and thoughtful restoration of flagstone floors and period doors to enhance the traditional charm of the original building. Accommodation comprises a welcoming entrance hall, a country kitchen, and a dining room, which is open plan to the living room/snug, on the ground floor, with two bedrooms and a shower room on the first floor.

Honeysuckle Cottage is very well-connected to surrounding rural footpaths and is just a short stroll to the centre of 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. Niton is also 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 Honeysuckle Cottage

From popular Newport Road, a picket gate is presented in soft green and leads into the delightful front garden and on to the beautiful old-stone façade of the cottage. A storm porch creates a welcoming entrance, with built-in benches and an outside light, and perfectly frames the soft green heritage style stable door which leads into the entrance hall.

Entrance Hall

The character of this fabulous cottage is immediately apparent from the entrance hall, which benefits from a glorious flagstone floor, neutral décor and a heritage style radiator. There is plenty of room for coats and muddy/sandy boots, and there is a doorway that leads to the kitchen and a stripped pine door which leads to the dining room.

Kitchen

8'10" x 8'7" (2.70m x 2.64m)

The beautiful flagstones continue throughout most of the kitchen, which also features an original chimney breast, now outfitted with useful shelving, and a window which provides plenty of natural light and looks over the front garden. The country style kitchen is a mix of white base units, with a solid wood worktop to one side with a shelf over, and a sink with double drainer to the other, with spaces for a washing machine, fridge and oven/grill. Further worktop and shelving makes the most of the space in the alcove next to the chimney breast.

Dining Room

14'4" max x 11'10" (4.37m max x 3.62)

Arranged around a chimney breast, complete with a stylish fireplace and woodburning stove, set on a stone hearth, the dining room is light and bright with an open plan aspect into the living room/snug. The neutral decoration continues, complemented with white washed floorboards, a heritage style radiator and a coastal inspired feature light. A staircase leads up to the first floor, and has a useful understairs cupboard.

Living Room/Snug

11'10" x 10'6" (3.61m x 3.21m)

Twin porthole windows perfectly frame a lovely rural view, and combine with a large window and glazed door to the side aspect to flood the room with natural light. The room is finished with neutral walls and carpet, and there is a large heritage style radiator.



First-Floor Landing

The staircase has a fresh white balustrade and leads up to the first-floor landing, which has neutral decoration and matching carpet which flows into the bedrooms. Stripped pine doors lead to bedroom one, bedroom two and to the shower room.

Bedroom One

11'6" max x 10'11" (3.52m max x 3.33m)

The primary bedroom is presented in calming, neutral tones, and has a window to the south-east which provides wonderful, far reaching rural views. A traditional door gives access to an over stairs cupboard, plus there is a hatch to the loft and a heritage style radiator.

Bedroom Two

10'8" x 8'1" max (3.27m x 2.47m max)

The second bedroom is well proportioned, currently set up with bunk beds, and benefitting from a window to the front aspect, neutral décor, a small heritage style radiator, and a pair of useful built-in wardrobes.

Shower Room

Contemporary and stylish, the shower room is presented with neutral tiles, a heated chrome towel rail, a generous corner shower, and a vanity basin with a mirror over and storage under, which extends to conceal the cistern of the WC.

Outside

To the front, the courtyard garden is mainly laid to gravel, creating a fabulous outside seating or dining area, with stone planters overflowing with well-established colourful planting. The garden is enclosed with good-quality fencing, with a return neatly concealing a bin storage area. To the rear, a narrow courtyard wraps around two elevations of the living room, providing a perfect space to dry washing.

Honeysuckle Cottage presents a rare opportunity to purchase a historic stone cottage, presented to a good standard throughout and set in a fabulous village location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

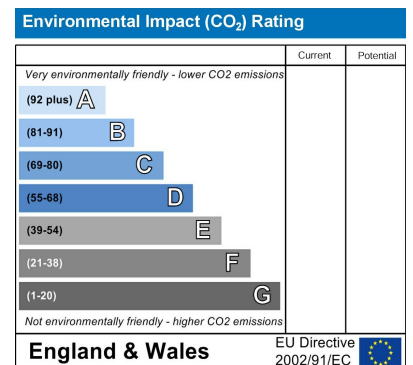
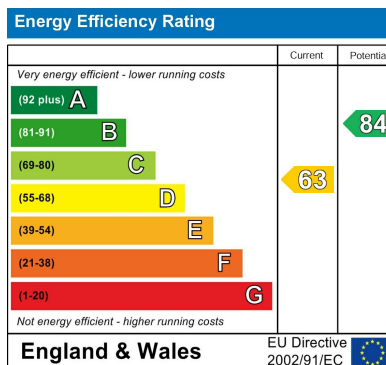
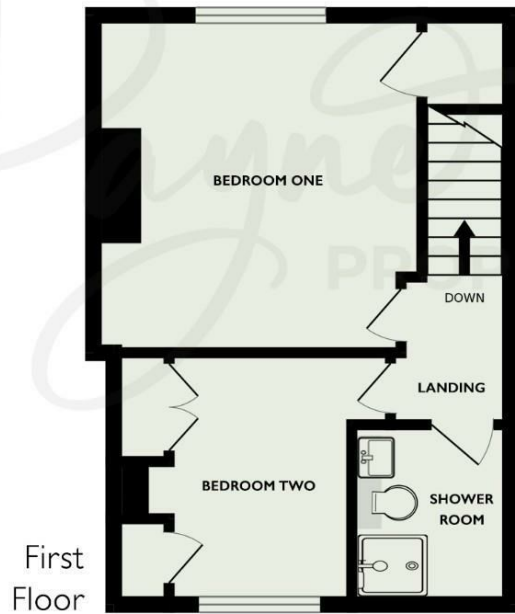
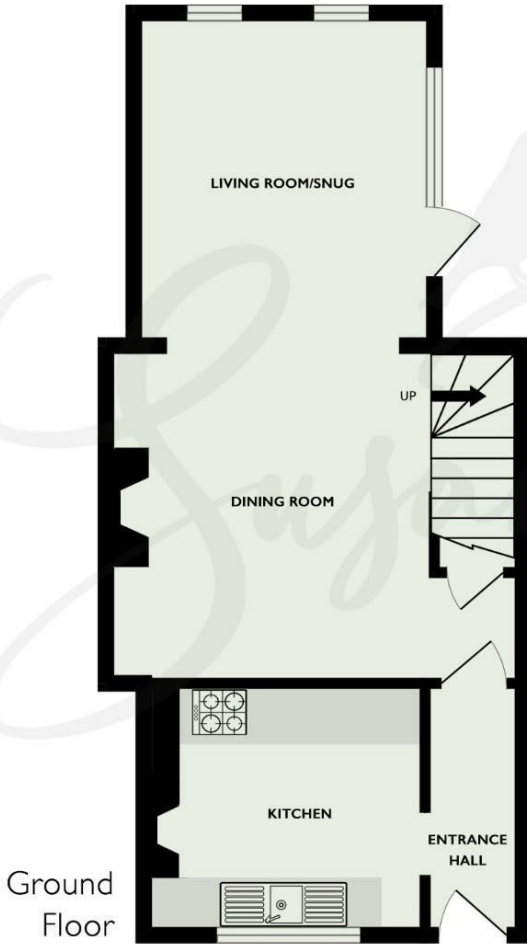
Tenure: Freehold

Council Tax Band: C (£2051.37 Approx, for 2024/25)

Services: Mains water, electricity and drainage



Floorplan for illustrative purposes only and may not be to scale



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