



# 9, Priory Walk

Niton, Isle of Wight PO38 2DS



Set within a tranquil location with stunning countryside views, this fantastic detached three-bedroom bungalow offers spectacular interiors, a sunny garden, and driveway parking.

- Stunning detached bungalow
- Beautifully renovated and extended
- Amazing views across the surrounding countryside
- Convenient location for village amenities
- Driveway and garage parking
- Three bedrooms and a family bathroom
- Naturally light, open plan living
- Sunny, landscaped garden with patios
- Peaceful, semi-rural village location
- Energy efficient heating systems including air conditioning

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

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Totally transformed by the current owners of three years, this detached bungalow offers stunning interiors which have been carefully curated comprising an entrance hall leading to the living room, three bedrooms, and the family bathroom. From the living room is access to the fantastic open plan living space and kitchen which makes an ideal entertaining space for hosting friends or family. The property is fitted with a variety of energy efficient heating methods including state of the art infrared heaters ensuring heating costs are kept to a minimum. Outside, the property benefits from a delightful front and rear garden which benefit from plenty of sunshine, as well as stunning views from the front garden.

9 Priory Walk is nestled within the highly desirable village of Niton which is set amongst rolling countryside with plenty of spectacular walking routes and a great range of village amenities. The property enjoys a recreation ground on the doorstep and is just a short walk to the centre of the village providing a well-stocked general store, a doctors surgery, a pharmacy, a primary school and a post office which incorporates a bar and restaurant. Niton also boasts two highly regarded village pubs - The White Lion and The historic Buddle Inn, favoured by smugglers in years gone by. The nearby Southern coastline is truly breathtaking, appealing to those who want to enjoy watersports and outstanding walking terrain - in particular, from the historic St. Catherine's Lighthouse with the Buddle Inn providing a perfect spot for relaxing after exploring the rugged landscapes. Southern Vectis bus route 6 serves Niton and connects with the island's principal town of Newport and the popular seaside resort of Ventnor.

### **Welcome to 9 Priory Walk**

Tucked in the corner of this quiet cul-de-sac, 9 Priory Walk benefits from a slightly elevated position with a lovely front garden and the driveway leads up the side of the property to the garage. There is a few steps up to the front door.

### **Entrance Hall**

Providing access through most of the home, this entrance hall provides a wonderful welcome into the home and benefits from a range of storage cabinets. The space features a ceiling mounted and a wall mounted infrared heater which warms this space beautifully which is also complimented by the warm yellow wall décor with a patterned exotic wallpaper feature wall. The loft hatch can be found in this space which leads to a large boarded loft space which spans the length of the house and houses the immersion water tank.

### **Living Room**

Situated at the front of the property with a box bay window enjoying fabulous views towards the downs, the space features a log burner at the focal point of the space which also creates a wonderful atmosphere on those cold winter evenings. Also featured in this space are two ceiling mounted infrared heaters which keep the room toasty. Sliding doors offer access to the open plan living area and kitchen, and the space is finished with a window to the side aspect, a neutral carpet, and a patterned wallpaper feature wall.

### **Open Plan Living and Kitchen**

Flooded with natural light from the windows, bifold doors, and stunning ceiling lantern, this space is the heart of the home and offers lounging, dining, and kitchen facilities. The kitchen space offers a range of base and wall cabinets providing plenty of storage as well as integrated appliances including a washing machine, dishwasher, double electric oven, and gas hobs which run off LPG gas bottles. The stunning kitchen also benefits from a breakfast bar and a stylish patterned tile splashback with undercounter lighting. An opening above the 1.5 sink and drainer connects with the extension and the dining area. The kitchen opens into a fantastic extension which offers further living space, plus a dining area. This wonderful space is finished with a light wood herringbone flooring, with neutral décor, bifold doors leading out to the patio, creating a delightful inside/outside living space, plus the space is heated by an efficient heating unit which also provides air conditioning for those hot summer days.



### **Bedroom One**

Offering a large window to the front aspect enjoying lovely views, this double bedroom offers ample space for bedroom furniture and benefits from an efficient wall-mounted heating unit which also offers air conditioning for those warmer days and nights.

### **Bedroom Two**

Making an ideal guest bedroom, this double room enjoys views of the rear garden from the window to the rear aspect and features space for additional bedroom furniture, if desired. The space is heated with a wall mounted electric radiator, and an energy efficient infrared heater disguised as wall art.

### **Bedroom Three**

This single bedroom is naturally lit by a window to the front aspect. The space has potential to be utilised in other ways including an office or studio and is finished with neutral décor and carpet.

### **Bathroom**

Beautifully designed with a modern suite comprising a shower over bath, a w.c and hand basin unit finished in a stylish wood effect, this space offers two obscure glazed windows to the rear aspect and is warmed by a wall mounted electric heater and a chrome heated towel rail. The space is finished with large marble effect wall tiles with a wallpaper feature wall, a neutral floor vinyl, and an extractor fan.

### **Garden**

Completely transformed and relandscaped, this beautiful garden offers a large patio at the back of the property which connects with the open plan living space and continues up the garden to another patio area. These patios have been strategically placed to get the most of the sunshine through different parts of the day. The garden is mostly laid to lawn with planted borders which encourage the country birds. There is also access to the garage from here as well as either side of the bungalow.

### **Garage**

Fitted with a work bench, power and lighting, this handy garage space is ideal for storage or for parking a car. It can be accessed from the garden or the driveway.

### **Parking**

A slightly sloped driveway to the side of the house offers tandem parking for two vehicles whilst the garage could provide parking for an additional vehicle. There is additional unrestricted, on road parking available on Priory Walk, if required.

9 Priory Walk offers a fantastic opportunity to acquire a beautifully presented three bedroom bungalow in a sought after location, close to village amenities. A viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

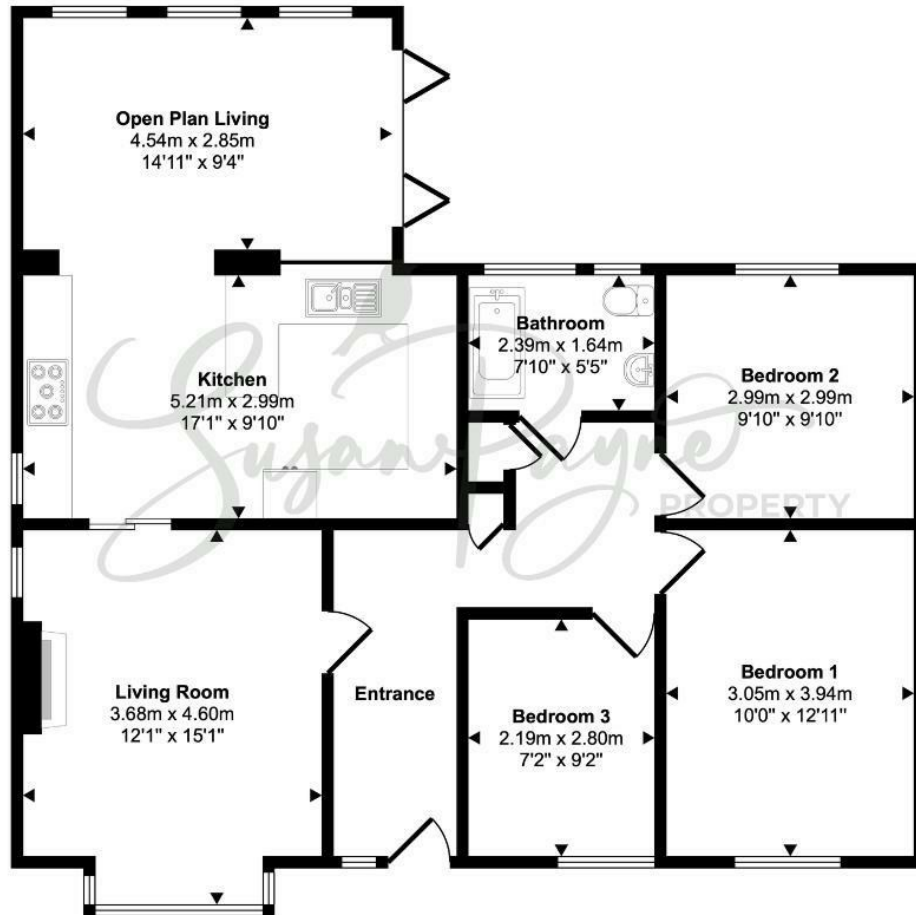
Tenure: Freehold

Council Tax Band: D (approx. £2,307.78 pa – Isle of Wight Council 2024/2025)

Services: Mains water, electricity, drainage, LPG gas (for cooker)



Approx Gross Internal Area  
93 sq m / 1000 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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 <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		
England & Wales		EU Directive 2002/91/EC

Agent Notes:

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