



# 9, Puckwell Farm, High Street

Ventnor, PO38 2AZ



Situated in a peaceful village location, this charming semi-detached bungalow presents three bedrooms, modern living accommodation, as well as a charming rear garden and allocated parking.

- Modern semi-detached bungalow
- Modern open plan living
- Peaceful village location
- Countryside and coastal walks on the doorstep
- Allocated parking for up to two cars
- Two to three bedrooms
- Well-maintained and arranged
- Short walk to village amenities
- Charming, low-maintenance rear garden
- Eco-friendly air source heat pump

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

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Beautifully maintained over the six years of ownership, this charming semi-detached bungalow offers modern living and finishes throughout and comprises an entrance hall leading to the open plan living space, two bedrooms, and a shower room. The second bedroom leads through to a further bedroom. Outside, the garden is low-maintenance with a variety of plants, shrubs and trees, plus there is a large workshop and a gate to the parking at the rear.

9 Puckwell Farm 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 exhibit phenomenal views of the coastline and spectacular cliff top and down's 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, a doctors surgery, an active village hall, and a library which hosts frequent cinema evenings, all 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. Despite enjoying a quiet village setting, the property is positioned at the threshold of the open spaces of the Military Road, which stretches along the exposed south-westerly coastline towards Freshwater and the Needles. Also nearby is the bustling seaside resort of Ventnor, which is located just 4.5 miles from Niton, providing 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. The county town of Newport is within a 20-minute drive and hosts a wide range of amenities, restaurants, and a cinema.

### **Welcome to 9 Puckwell Farm**

Situated in a quiet location, set back from the village High Street, a smart block paved driveway leads into Puckwell Farm and down to the allocated parking for number 9. A few steps lead up to the front door.

### **Entrance Hall**

Benefitting from neutral décor which continues through most of the property, this carpeted entrance hall provides access to the accommodation and to a utility cupboard containing space for two appliances, including plumbing for a washing machine, and a large airing cupboard.

### **Open Plan Living Area**

Boasting a stunning vaulted ceiling, this lovely space comprises a living area, dining area, and kitchen, which features a series of base units incorporating appliances such as a dishwasher, fridge-freezer, electric oven, and hobs. Dual aspect windows to the rear and side enjoy views over the garden with French doors opening out.

### **Bedroom One**

Enjoying dual aspect windows to the side and rear, this wonderful double bedroom features a loft hatch with access to the loft space, plus there is ample space for bedroom furniture.

### **Bedroom Two**

Split in two by the current owners to offer a small double bedroom and a single bedroom/office, this bedroom benefits from a window to the side aspect and offers versatility.

### **Bedroom Three**

Utilised as an office space, this room could be utilised as a bedroom or could be integrated back into the second bedroom. There is a window to the rear.

### **Shower Room**

Comprising a large walk-in shower, a WC, and a vanity hand basin, this neutral shower room features an obscure glazed window to the side aspect and the space is warmed by a heated towel rail and underfloor heating.



**Garden**

The French doors from the open plan living space open out to the garden, which benefits from a low-maintenance block paving with a series of shrubs and trees to one side. The garden enjoys sunshine through most of the day from its south-facing position. A large shed can be found here, which provides a fantastic opportunity to be utilised as a workshop or similar, plus there is a gate out to the parking area.

**Parking**

The property benefits from an allocated parking space for up to two cars to the rear of the property. Additionally, there is visitor parking available within the parking area.

9 Puckwell Farm presents a fantastic opportunity to acquire a beautifully appointed three-bedroom bungalow set within a fantastic location with a low-maintenance garden and allocated parking. A viewing is highly recommended with the sole agent, Susan Payne Property.

**Additional Details**

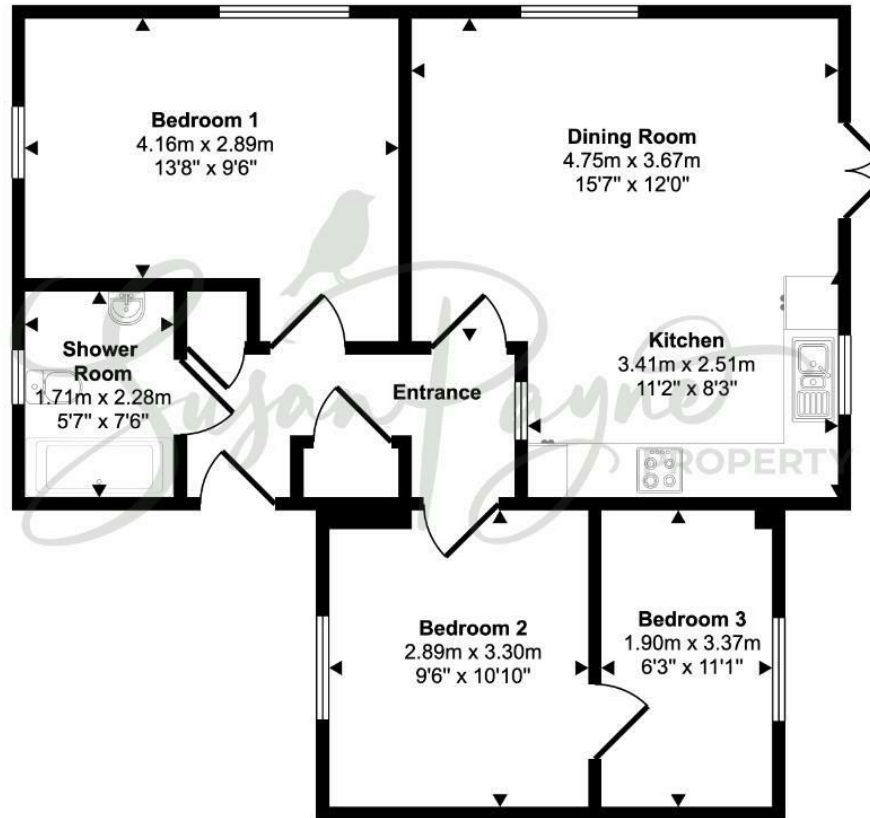
Tenure: Freehold

Council Tax Band: C (approx. £2,149.56 pa – Isle of Wight Council 2025/2026)

Services: Mains water, drainage, electricity (air source heat pump central heating)



Approx Gross Internal Area  
66 sq m / 710 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 |         |           |
|                                             |         | 83        |
|                                             | 69      |           |
| 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:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents.

All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.