

SPENCE WILLARD



2 Puckwell Farm, High Street, Niton, Isle of Wight

A great opportunity to acquire a well-located village centre property with parking, secluded garden and short stroll to the local amenities.

VIEWING

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2 Puckwell Farm

The property occupies a unique rural position in the centre of Niton. The village itself has an array of local shops and eateries including a local chemist, post office, popular village pub, village hall, garage, school, library, community centre, church and a mixture of cafes and independent shops. The surrounding area provides a variety of both country and coastal walks. A regular bus route joins Niton to Newport.

The property is situated in a private cul-de-sac with ample off road parking and designed to be energy efficient with the use of an air source heat pump and underfloor heating to the ground floor. Double glazed throughout. There is a small, sheltered terraced garden to the front and secluded garden at the rear of the property, both designed for minimal maintenance. The property would appeal to a variety of purchasers including those looking for a main home or as a "lock up & leave" second home or investment property.

Accommodation

Entrance Hall through to:

Living Room A good size south facing reception room with large picture windows overlooking the front patio garden. Understairs storage cupboard.

Kitchen/Diner A variety of fitted base and wall units. Ample work surface space, built in oven & hob, overhead extractor fan, fitted fridge/freezer, dishwasher, stainless steel sink and drainer. Ample space for table and four chairs. Views over the rear garden.

Utility Room Ample space for washing machine & dryer, access out onto the rear garden via the porch. Storage cupboard housing combi boiler and pressurised water cylinder.

WC with wash basin and wall cabinet.

Rear Porch Useful space for storage as a boot room and plants

FIRST FLOOR

Landing to:

Bedroom 1 Spacious southerly aspect double bedroom overlooking the front terraced garden. Ample space for free standing wardrobes.

Bedroom 2 Double bedroom with ample room for free standing wardrobe, additional eaves storage. Loft access.

Bathroom Modern style white bathroom suite with overhead shower and curtain. WC, wash hand basin and heated towel rail.

Outside To the front of the property is a parking area for two cars. Small south facing covered patio garden with seating. Secluded rear garden with a variety of shrubs and bushes.

Services Mains water, electricity and drainage. Heating via Air Source Heat Pump, underfloor heating on the ground floor, panelled radiators on the first floor

EPC Rating C

Tenure Freehold. There is an annual charge for grounds maintenance which is currently £480,00

Council Tax Band C

Postcode PO38 2AZ

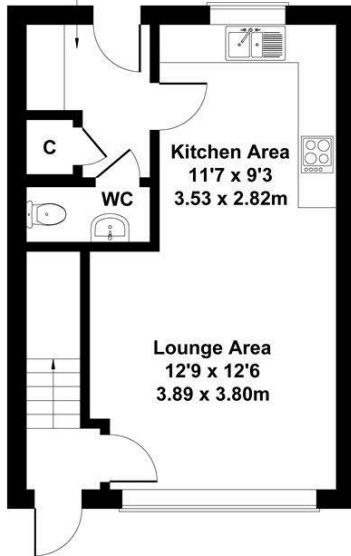
Viewings All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



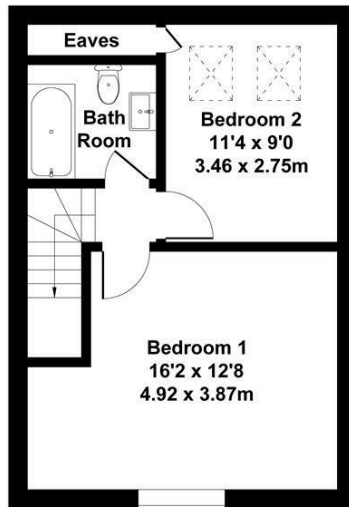
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Approximate Gross Internal Area
764 sq ft - 71 sq m

Utility
8'3 x 6'7
2.52 x 2.00m



GROUND FLOOR



FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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