



Price

£595,000
Freehold

Church Street, Niton, Ventnor, Isle of Wight, PO38

Church Street, Niton, Ventnor, Isle of Wight, PO38

13.3 miles - East Cowes to Southampton Ferry

12.2 miles - Fishbourne to Portsmouth Ferry

15.4 miles - Yarmouth to Lymington Ferry



This attractive detached stone cottage is bursting with charm and character, yet with modern renovations / conveniences throughout. The beautiful wrap around gardens provide peace, tranquillity and a garden room.



Beautiful detached stone cottage set back from the road

Garden room with power and heating – ideal for all year-round use

Stunning combination of modern conveniences and character features

Delightful and well-maintained wrap around gardens

Popular and sought after village location

Separate good sized lounge and dining room





This charming, three-bedroom character property is located in the picturesque village of Niton and is set well back from the road within beautifully manicured grounds. Originally built around 1830, this beautiful stone cottage has undergone extensive renovations and the result is a stunning combination of modern conveniences and old-world charm. On the ground floor to the front are the separate lounge and dining rooms; both with beautiful oak beams, and the dining room has a delightful original working fireplace. The lounge has been fitted with an attractive wood burning stove, adding to the cosy ambiance this room exudes. The contemporary dual aspect kitchen / breakfast room has been designed to complement the property's period features, with blue shaker style cabinets, an impressive range cooker and integrated dishwasher and washing machine. This is a lovely, light area, with French doors leading directly onto a paved patio area at the side of the house, with views overlooking adjacent farmland – an ideal layout for making al fresco dining easy within this

private area. Also, conveniently located on the ground floor is a bathroom with a combined bath and shower. To the first floor are three bedrooms, all beautifully decorated, again, to compliment the historical character of this property. Bedroom one benefits from another, gorgeous period fireplace, as does bedroom two. Bedroom one also boasts a modern en-suite shower room and both main bedrooms have built in wardrobes. Outside, this property is set in spectacular, wrap-around gardens that are a delightful mix of manicured lawn, mature plants and trees and a paved patio area allowing privacy from neighbouring homes and creating a wonderful oasis for the occupants. A wonderful addition to the property is the recently constructed and substantial garden room that has electricity and heating, making it the perfect place to sit back and enjoy the stunning views of the garden. This building also has broadband, wi-fi, and a television point so allows potential for use as a home office or additional guest accommodation if required.

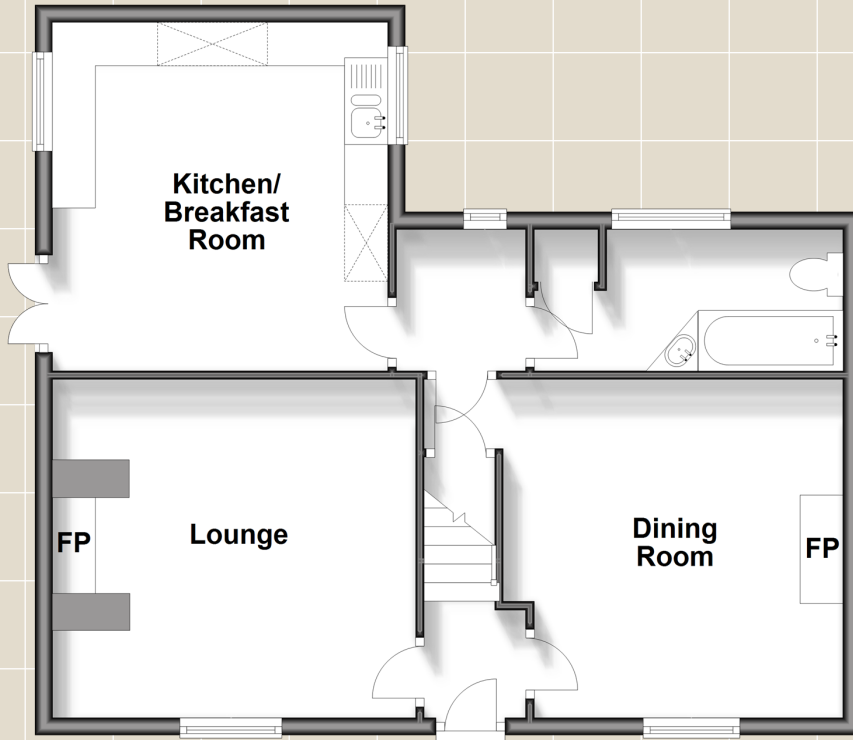
What the owner says...

"I fell in love with this cottage almost the second I passed through the front gate and have lived here happily for eight years since. I could not believe my luck finding such a fantastic, old character cottage that had recently been renovated, and I discovered, amongst other things, it had brand new floorboards and joists, a new roof and had been plastered throughout. The result is a house that not only exudes character, but that is practical and comfortable, with no maintenance requirements – a rare thing in centuries-old properties. Although situated in the centre of the village, it has a large pretty garden that is not overlooked and very private.

Niton is such a special place to live because it is a small, friendly village and at the same time, has everything we need, right on the doorstep. There are two great pubs - The Buddle and The White Lion - both of which serve delicious food; two lovely little cafés – one of which has a bar and a post office. Plus, there is a very well stocked supermarket just a stone's throw away with its own large car park. There is also a GP surgery and pharmacy, a library and a highly sought after primary school and nursery. There is little reason to want to leave here, however, it is only a few miles from Ventnor, which boasts some of the best restaurants in the country and has a gorgeous beach. You can catch the number six bus there and also to the island's principal town of Newport, which has lots of shops, restaurants and bars."

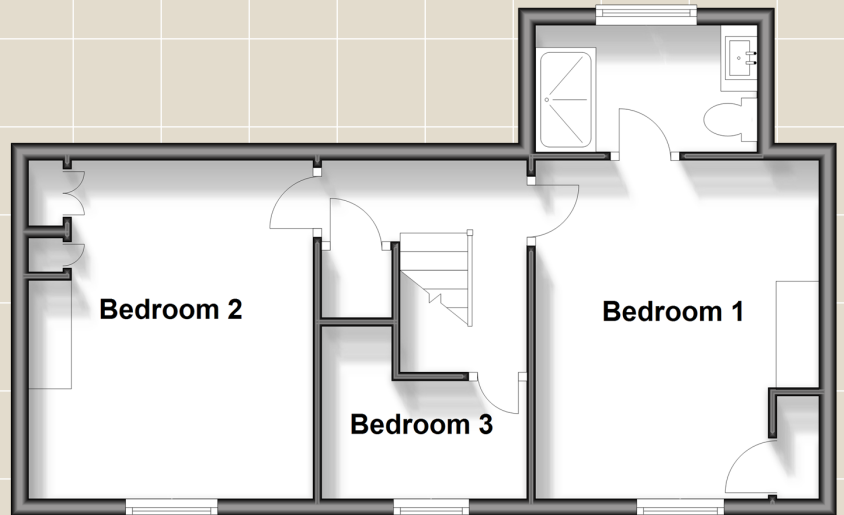
Ground Floor

Approx. 61.0 sq. metres (656.9 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.7 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

Cowes on 01983 520000

14 High Street, Cowes, Isle Of Wight, PO31 7RZ

isleofwight@fineandcountry.com

London office

121 Park Lane, Mayfair, London, W1K 7AG

