



South View
Church Street | Niton | Isle of Wight | PO38 2DA

Seller Insight

“ 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, that 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, that has lots of shops, restaurants, bars and a Cineworld cinema.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

South View

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 tv point so allows potential for use as a home office or additional guest accommodation if required.







Travel Information

15.4 miles - Ryde Hover Travel & Catamaran Passenger Ferry
13.3 miles - East Cowes to Southampton Ferry Terminal
12.2 miles - Fishbourne to Portsmouth Ferry Terminal
15.4 miles - Yarmouth to Lymington Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Ventnor Golf Club, Ventnor	4.3 miles
1Leisure The Heights, Sandown	9.4 miles
The Cabin Coastal Spa, Ventnor	4.3 mile
Ventnor Tennis Club, Ventnor	4 miles

Healthcare

Doctors Surgeries	
South Wight Medical Practice, Niton	01983 730257
Ventnor Medical Centre, Ventnor	01983 852787
Grove House Surgery, Ventnor	01983 852427

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	(9.3 miles)
	01983 822099

Education

Primary Schools
St Boniface C of E Primary School, Ventnor
Niton Primary School, Niton
Wroxall Primary School, Wroxall
The Island Free School, Ventnor

Secondary Schools/Colleges
Carisbrooke College, Newport
Christ the King Upper College, Newport
Island Innovations V1 Form Campus, Newport
Ryde Private, Queens Road, Ryde
The Bay CE School, Sandown
Isle of Wight College, Newport

Learning Assisted Schools
St Catherines School, Ventnor
Medina House, Newport
St Catherines, Grove Road, Ventnor

01983 854916
01983 730209
01983 852290
01983 857641

01983 524651
01983 53707
01983 522886
01983 562229
01983 403284
01983 526631

01983 852722
01983 522917
01983

Entertainment

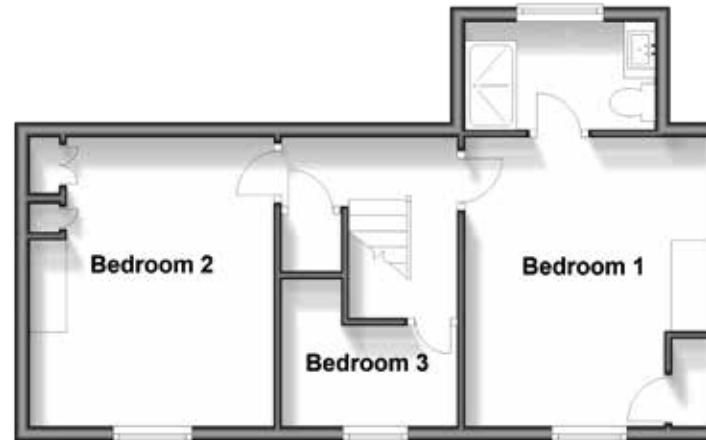
The Buddle Inn, Niton
White Horse, Whitwell
White Lion, Niton
The Hamborough, Ventnor
The Royal Hotel Ventnor
The Crab Shed, Ventnor
The Hillside, Ventnor
The Met, Esplanade, Ventnor
The Spyglass Inn, Esplanade, Ventnor

Local Attractions / Landmarks

St Catherine's Lighthouse, Niton
Carisbrooke Castle, Newport
Osborne House, East Cowes
Model Village, Godshill
Isle of Wight Donkey Sanctuary, Wroxall
Amazon World Zoo Park, nr Arreton
Appuldurcombe House, Wroxall
Ventnor Botanical Gardens, Ventnor
Blackgang Chine Theme Park, Chale
Alum Bay Theme Park
Wildheart Animal Sanctuary, Sandown
The 'Old Village', Shanklin

First Floor

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



Ground Floor

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



GROUND FLOOR

Porch	
Entrance Hallway	
Lounge	13'9 x 12'10
Dining Room	15'7 x 12'10
Bathroom	
Kitchen / Breakfast Room	13'3 x 12'10

FIRST FLOOR

Landing	
Bedroom 1	13'1 x 11'
En-Suite Shower Room	
Bedroom 2	13'1 x 11'2
Bedroom 3	8'2 x 6'11

OUTSIDE

Front Garden	
Garden Room	
Rear Garden	18'6 x 12'10



Council Tax Band: E
Tenure: Freehold



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