



North View
Head Down | Niton | Isle of Wight | PO38 2NX

FINE & COUNTRY

Seller Insight

“ We built this home and designed the internal space ourselves twenty years ago and in that time it has been a happy home. The views are an everchanging tapestry, no matter whatever the season or weather conditions. Niton is a fantastic, friendly village that has everything required, including two great pubs, two lovely little cafés and two convenience stores – one of which has a post office – as well as a GP surgery and pharmacy. It will be hard leaving but it's time for another family to enjoy this wonderful home.*



* 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

North View

Ideally positioned in the centre of a very generous plot creating two, large driveways and wrap-around gardens, this stunning home is situated in the most idyllic location, surrounded by seemingly endless, rolling fields, with far-reaching views across the countryside to the English Channel. Built by the current owners, this modern, three bedroom property enjoys all the benefits of a contemporary living, wrapped up in all the charm and character of a stone built, country home.

Gorgeous, oak flooring flows seamlessly throughout the ground floor, where you'll find a huge kitchen, with ample worktops and cupboard space to cater to even the largest of families, which comes with space for a breakfast area for when more casual dining is preferred. Additionally, there is a separate dining room conveniently located adjacent, offering a stunning setting for gathering family and friends, with triple aspect windows flooding the room with light and giving a backdrop of sensational rural views. Across the wide, open hallway is a good sized lounge, boasting dual aspect windows and a large, attractive, multifuel burning stove. Further rooms on the ground floor include a cloakroom and utility room, with plenty of space for a washing machine and tumble dryer as well as serving as a boot room.

Ascend the gorgeous, oak staircase onto a delightful galleried landing and continue to the principal bedroom – a spacious double with more stunning far reaching rural views and a contemporary ensuite shower room. The second bedroom here is an oversized double; as on the original plans, it was two separate rooms and therefore could quite easily be converted back if required. The third double bedroom has triple aspect windows, with the south facing window offering a view of the sea beyond the rolling greenery in between. The sizeable family bathroom boasts a luxurious, roll top bathtub plus a separate shower cubicle and the all-important natural light illuminates the room via a large skylight.

The rear garden is an absolute delight, with a pleasant mix of lawn, mature plants and trees, a patio and pond. Additionally, there's a greenhouse, shed and a large workshop that's currently used as a woodstore. And whilst there is copious parking available on the two driveways, there is also a substantial double garage. Much care has gone into the design of this garage, and it includes an electric door for convenience, plus it has an impressive window wall overlooking the attractive garden, complete with an access door, suggesting it could lend itself well as a garden room should it be required. The front gardens have been beautifully planted with well stocked beds, a lovely vista to admire from the raised veranda at the front of the property.







Travel Information

14.5 miles - Ryde Hover Travel & Catamaran Passenger Ferry
 13 miles - East Cowes to Southampton Ferry Terminal
 11.9 miles - Fishbourne to Portsmouth Ferry Terminal
 16.4 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	4.2 miles
1Leisure The Heights, Sandown	9.1 miles
The Cabin Coastal Spa, Ventnor	3.7 mile
Ventnor Tennis Club, Ventnor	4.4 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 miles) 01983 822099

Education

Primary Schools	
St Boniface C of E Primary School, Ventnor	01983 854916
Niton Primary School, Niton	01983 730209
Wroxall Primary School, Wroxall	01983 852290
St Francis Catholic & C of E Primary Academy, Ventnor	01983 857449
Godshill County Primary School, Godshill	01983 840246

Secondary Schools/Colleges	
Island Free School, Ventnor	01983 857641
Carisbrooke College, Newport	01983 524651
Christ the King Upper College, Newport	01983 53707
Island Innovations V1 Form Campus, Newport	01983 522886
Ryde Private, Queens Road, Ryde	01983 562229
The Bay CE School, Sandown	01983 403284
Isle of Wight College, Newport	01983 526631

Learning Assisted Schools:	
St Catherines School, Ventnor	01983 852722
Medina House, Newport	01983 522917
St Catherines, Grove Road, Ventnor	01983 XXXXXX

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

Ground Floor

Approx. 74.6 sq. metres (802.6 sq. feet)



First Floor

Approx. 74.6 sq. metres (802.6 sq. feet)



GROUND FLOOR

Hallway	
Dining Room	14'6 x 11'4
Kitchen / Breakfast Room	19'3 x 11'5
Utility Room	8'1 x 5'8
Cloakroom	
Lounge	19'3 x 11'4

FIRST FLOOR

Landing	
Bedroom 1	19'4 x 11'5
Bathroom	9'5 x 8'
Bedroom 2	15'2 x 11'5
En-Suite Shower Room	
Bedroom 3	14'4 x 11'4

OUTSIDE

Front Garden	
Driveway Parking	
Garage	24' x 19'2
Workshop / Woodshed	19'2 x 11'6
Rear Garden	

EPC to follow

Council Tax Band: E
Tenure: Freehold



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