



Herveys
Church Street | Niton | Ventnor | Isle of Wight | PO38 2BS

FINE & COUNTRY

Seller Insight



The house has been in my late wife's family since the 1930's and when the opportunity arose to purchase it in 2005 we jumped at it.

We love that it changes with the seasons, being warm and cosy in the winter and yet refreshingly cool on a hot summer's day.

It'll be hard to leave but its 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

Herveys

This gorgeous property is the quintessential country cottage. Steeped in history, with parts dating back to 1560, it has been painstakingly maintained and modernised over the years resulting in an immaculate presentation throughout. Whilst the property is currently used as one large, three-bedroom home, it was actually constructed as two dwellings over 150 years apart. The original part has two bedrooms and occupies approximately two thirds of the building, whilst the later addition arrived around 1730 and has one bedroom. Each section has its own external access and would function well as two separate homes. Additionally, there's a third living accommodation here, built by the current owners in 2007, separate from the main home, for use as a holiday let.

The period features begin at the front door, which is framed by an ornate, pitched portico and continue once inside with original flagstone flooring in the hallway that flows through to the dining room. This is the perfect setting for family meals or entertaining, with its large, inglenook fireplace, a pretty, cottage style window with a window seat and exposed beams overhead. Conveniently adjacent is the kitchen; a relatively recent extension to the building, having been added in the early 1900's, however, the kitchen itself is very much contemporary. There's a large utility/boot room, complete with a separate toilet, and with the back door here it's ideal for changing from muddy outerwear before entering the living areas. At the front of the house is the sitting room which has another original, inglenook fireplace that has a feature stove.

The first floor consists of two bedrooms and a good-sized, family bathroom with both a tub and shower cubicle. The principal bedroom has a wall of integrated wardrobes, delightful views across the rural village and an absolutely gorgeous, original fireplace with a stone lintel mantelpiece. The second bedroom, whilst smaller, boasts a large, walk-in wardrobe, thereby saving on useable space in the room.

The remaining part of the property is the later addition and consists of a lounge diner, with cosy original fireplace, a utility room and a family bathroom on the ground floor, plus a double bedroom and storage on the first floor.

The separate, self-contained holiday let briefly comprises a double bedroom with ensuite shower room, a kitchen and lounge diner, with a pretty courtyard garden bordered by a stone wall, all beautifully presented throughout.

Outside there is driveway parking for several vehicles and a large, wrap around garden displaying an array of mature plants and trees, with a large garden shed.







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 852722

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

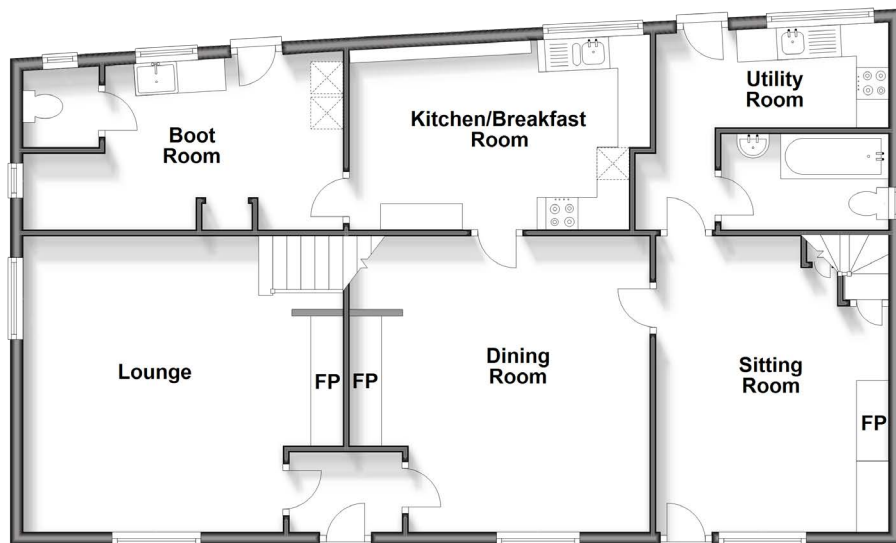
These bars and restaurants are available within a 4.4-mile radius of this home

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

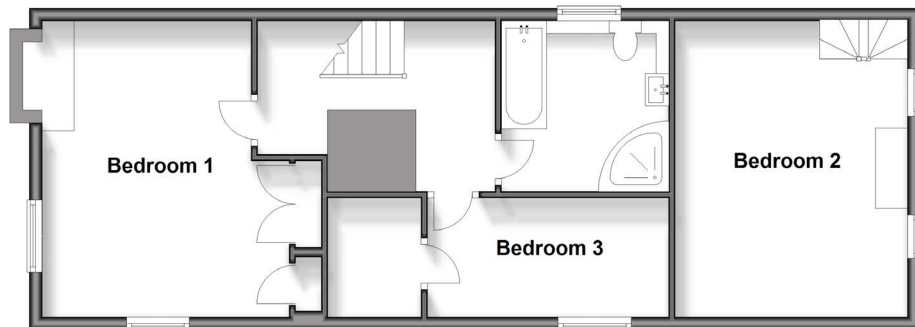
Ground Floor

Approx. 102.2 sq. metres (1100.6 sq. feet)



First Floor

Approx. 62.2 sq. metres (669.4 sq. feet)



GROUND FLOOR

Entrance Lobby	
Lounge	14'9 x 13'3
Dining Room	14'7 x 12'11
Sitting Room	15'4 x 11'10
Utility Room	12'0 x 5'0
Bathroom	
Kitchen/Breakfast Room	14'5 x 8'8
Boot Room	16'11 x 9'1
Separate Toilet	

First Floor

Landing	
Bedroom 1	15'0 x 10'11
Bedroom 2	15'5 x 12'0
Bedroom 3	15'3 up to fitted cupboard x 6'3

Family Bathroom

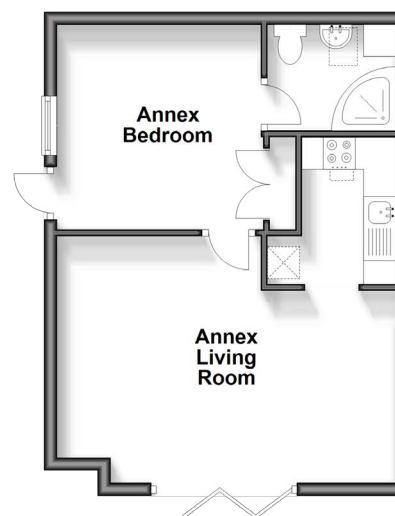
OUTBUILDING / ANNEX

Annex Living Room	15'8 x 12'4
Annex Kitchen	7'11 x 4'10
Annex Bedroom	10'5 x 8'5
Annex En-Suite Shower Room	6'7 x 5'4

Front, side and rear garden
Driveway

Outbuilding

Approx. 37.4 sq. metres (402.6 sq. feet)



EPC Exempt
Council Tax Band: D
Tenure: Freehold

Fine & Country
Tel: +44 (0)1983 520000
isleofwight@fineandcountry.com
14 High Street, Cowes, Isle of Wight, PO31 7RZ

