

Nile Cottage Canteen Road | Whiteley Bank | Isle of Wight | PO38 3AF



Seller Insight

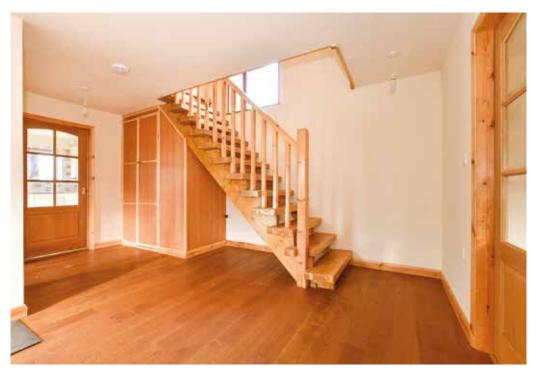
Nile Cottage is a charming barn conversion, nestled within a picturesque part of the Isle of Wight. The surrounding fields and countryside provide beautifu scenery, which can be particularly enjoyed from the large picture window, bedroom one and the kitchen.

Stunning sunsets are common and the location is ideal for stargazing on a clear night. Creating a firepit would not go amiss.

There are numerous trails within close proximity, and for those feeling more adventurous, it is possible to hike to St Martin's Dowr and beyond. For those wanting to enjoy the beach, Shanklin and Sandown seafronts are a short ten minute drive away."*



^{*} These comments are the personal views of the current owner and are included as ar 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

Nile Cottage

This attractive, detached barn enjoys a beautiful outlook over the surrounding countryside and enjoys far reaching views as far as the eye can see. Granted planning permission for use as a holiday home and completed in 2020, the property has been equipped with modern conveniences, such as an air source heat pump providing full central heating and hot water to the property and a newly fitted, private sewage treatment plant.

The conversion from the original building occupying the site, dates back to the 1700's, and the works have been completed sympathetically, retaining beautiful character features, to include attractive stone elevations, with a modern spacious home within.

Accessed down a private driveway via its own sole, gated access, the property is set back from the road with its large front, side and rear gardens wrapping around the home. There is ample parking for numerous vehicles, and planning permission has been granted on 2nd of September 2024 (reference 24/01028/HOU) to build a large double garage adjacent to the home, as well as retaining the large, detached barn located on the Southeastern boundary of the plot.

On entering the home, you are greeted into a spacious entrance hall, with fitted storage and an attractive staircase leading up to the first floor. A partially glazed wooden door leads through to the substantial sitting room, enjoying a dual aspect with high level original window openings facing south and a larger window facing to the eastern side of the building. There is ample space for seating and dining, although the spacious, newly fitted kitchen, finished with attractive, neutrally coloured cottage style wall and base units and contrasting wooden counter tops, has plenty of space for a family dining table, and triple aspect windows, flooding this delightful space with natural light. Concluding the ground floor accommodation is a modern shower room fitted with a white suite, to include a glazed shower enclosure, complemented with contrasting floor and wall tiling.

The first-floor accommodation comprises of a large galleried landing, benefitting from a large picture window, enjoying the far-reaching country views, and granting access to three bedrooms, two of which are spacious doubles, the third a generous single bedroom. The first-floor family bathroom, again offering a white suite with attractive contemporary wall and floor tiling.

The surrounding grounds of the property are yet to be landscaped, allowing the new owner to create a superb outdoor space to suit their needs. We are confident that any new occupier will be absolutely delighted to create their own outdoor haven to take in the open countryside surrounding the plot in this peaceful location.

















Travel Information

8.8 miles from Fishbourne to Portsmouth Ferry Terminal 10.7 miles from East Cowes to Southampton Ferry Terminal 16.9 miles from 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

1Leisure The Heights, Sandown – 3.4 miles Sandown & Shanklin Golf Club, Sandown – 4 miles Rookley Country Park Fishing, Rookley - 3.6 miles Shanklin Cricket Club. Shanklin - 2 miles

Healthcare

Doctors Surgeries South Wight Medical Practice, Godshill 01983 840625 The Bay Medical Centre, Sandown 01983 409292 The Bay Medical Centre, Shanklin 01983 862000

General Hospitals

St Mary's Hospital, Parkhurst Road, Newport 8.3 miles (01983 822099)

Education

Primary Schools Godshill Primary School, Godshill Gatten & Lake Primary School, Shanklin St Blasius C of E Primary School, Shanklin The Bay School Primary, Sandown Newchurch Primary School, Newchurch

Secondary Schools/Colleges The Island Free School, Ventnor The Bay CE School, Sandown Carisbrooke College, Newport Christ The King Upper College, Newport Medina College, Newport Ryde School with Upper Chine School, Ryde The Island VI Form Campus, Newport Isle of Wight College, Newport

Learning Assisted Schools: Medina House, School Lane, Newport St. Georges, Watergate Road, Newport St. Catherine's, Grove Road, Ventnor

Entertainment

01983 840246

01983 869910

01983 862444

01983 403284

01983 865210

01983857641

01983403284

01983 524651

01983 537 070

01983 861 222

01983 562229

01983 522886

01982 526631

01983 522 917

01983 524 634

01983852722

Restaurants / Bars The Taverners, Godshill Griffin, Godshill The Fighting Cocks, Arreton Dairyman's Daughter, Arreton Chequers Inn. Rooklev The Pointer Inn, Newchurch Smokin' Jacks', Wroxall The White Horse, Whitwell Merrie Gardens, Lake

These bars and restaurants are available within a 10 minute radius of this home

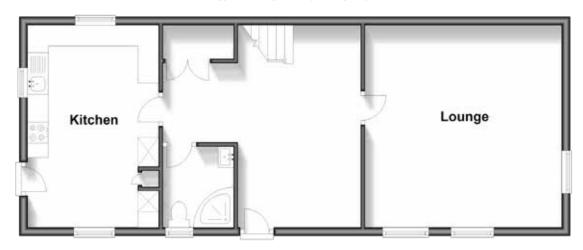
Local Attractions / Landmarks

Amazon World Zoo - Newchurch

Model Village - Godshill Appuldurcombe House - Wroxall Bembridge Windmill - Bembridge Donkey Sanctuary - Wroxall The Wildheart Animal Sanctuary - Sandown Garlic Farm - Newchurch Carisbrooke Castle - Carisbrooke Monkey Haven Primate Rescue Centre - Newport Butterfly World - Newport

Ground Floor

Approx. 62.1 sq. metres (668.9 sq. feet)



First Floor

Approx. 62.1 sq. metres (668.9 sq. feet)



GROUND FLOOR

Entrance Hallway 15'8 x 14'9 Lounge 15'5 x 14'9

Storage Cupboard

Shower Room 6'4 x 5'6 Kitchen 15'11 x 10'4

FIRST FLOOR

Landing

 Bedroom 1
 16'1 x 10'7

 Bedroom 2
 14'9 x 10'3

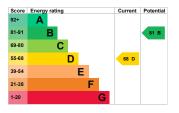
 Bedroom 3
 11'4 x 7'3

 Bathroom
 8'11 x 7'9

OUTSIDE

Large Gardens Storage Barn Off Road Parking

Council Tax Band: E Tenure: Freehold







Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed 06.01.2025



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