



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 beautiful 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 Down 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 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

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

01983 840246
01983 869910
01983 862444
01983 403284
01983 865210

01983 857641
01983 403284
01983 524651
01983 537 070
01983 861 222
01983 562229
01983 522886
01982 526631

01983 522 917
01983 524 634
01983 852722

Entertainment

Restaurants / Bars
The Taverners, Godshill
Griffin, Godshill
The Fighting Cocks, Arreton
Dairyman's Daughter, Arreton
Chequers Inn, Rookley
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

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
Amazon World Zoo – Newchurch

Ground 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

First Floor

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: E
Tenure: Freehold

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