



Fairytale Cottage
St Catherine's Road | Niton Undercliff | Isle of Wight | PO38 2NE

STEP INSIDE

Fairytale Cottage

A rare opportunity to experience a beautifully crafted retreat, completed in 2015 with exceptional attention to detail and constructed from slowgrown pine to create a warm, natural atmosphere that blends effortlessly into its secluded woodland surroundings. Set at the southernmost tip of the Island, this enchanting home feels deeply connected to its coastal landscape, offering a sense of calm and privacy that is increasingly hard to find. Mature trees frame every outlook, while the southfacing veranda and surrounding gardens provide peaceful places to sit, unwind and enjoy the shifting light throughout the day.

The location is nothing short of idyllic. A short stroll leads to the coastal path that winds toward St Catherine's Lighthouse and the rugged beauty of Rocken End, while the sheltered cove at Castle Haven is within walking distance, home to a charming seasonal eatery that has become a favourite among locals and visitors alike. The historic Buddle Inn is also close by, and the nearby village offers a welcoming community with useful amenities including a pharmacy, grocery store and Post Office.

Inside, the property opens into a striking, versatile living space where a dramatic vaulted ceiling and extensive tripleglazed Georgianstyle windows create an uplifting sense of volume and light. The openplan layout allows for seamless living, dining and cooking, with limewashed wood flooring and a multifuel burner adding warmth and character. A beautifully crafted staircase rises to the mezzanine level, where a serene double bedroom enjoys a southerly outlook through the trees and benefits from its own dressing room and discreet toilet facilities.

On the ground floor, a second spacious double room offers flexibility to suit a variety of lifestyles. Used most recently as a cinema room, it sits just off the main living area and enjoys views over the gardens. The adjacent bathroom is a luxurious sanctuary, featuring a slipper bath elevated on a mosaictiled platform, a generous shower enclosure and an ornate marbledtopped vanity unit.

The grounds surrounding the home are a delight to explore. Railway sleeper steps rise through rockeries and flower beds to the wide timber veranda, while to the side, a wroughtiron gazebo provides an elevated dining space perfect for long summer evenings. At the rear, a large, decked terrace leads to a timber summer house with power and light, ideal as a studio or quiet workspace. Beyond this, a pathway climbs through wellstocked beds to a charming Swedish barbecue hut with central chimney and builtin seating, offering a cosy spot for yearround gatherings.

Whether envisioned as a tranquil main residence, a restorative second home or a luxurious holiday retreat with strong income potential, this captivating property offers a rare blend of craftsmanship, natural beauty and complete privacy. Its thoughtful design and enchanting setting create a lifestyle that feels both restorative and inspiring, inviting you to slow down, breathe deeply and savour the unique character of this remarkable coastal hideaway.





SELLER INSIGHT

“ Tucked away in a peaceful and secluded setting on the edge of Niton, this much-loved fairytale cottage was thoughtfully designed and built to our own vision, creating a truly unique and characterful home.

From the very beginning, we wanted to create something special, a place that felt both magical and connected to its surroundings. Overlooking beautiful woodland, with glimpses of the sea beyond the trees, the cottage enjoys a wonderfully peaceful position that feels private and immersed in nature.

The location has been one of the things we've treasured most. The area is rich in wildlife and a haven for birdwatchers, with regular visits from a variety of birds and other wildlife that bring the landscape to life throughout the seasons. Just a few minutes' walk away, the stunning coastline and the iconic lighthouse offer breathtaking views and endless opportunities to explore.

Despite its peaceful setting, the village amenities are still within easy reach, including two historic pubs, a convenience store, pharmacy, and a welcoming community centre, offering the perfect balance between tranquillity and convenience.

This cottage has given us so many wonderful memories, and we hope its next owners will fall in love with its charm, setting, and sense of escape just as we did.

* 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.







Education

Primary Schools:

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

Secondary Schools/Colleges:

The Island Free School, Ventnor	01983 857641
The Bay CE School, Sandown	01983 403284
Carisbrooke College, Newport	01983 524651
Christ The King Upper College, Newport	01983 537070
Medina College, Newport	01983 861222
Ryde School with Upper Chine School, Ryde	01983 562229
The Island VI Form Campus, Newport	01983 522886
Isle of Wight College, Newport	01982 526631

Learning Assisted Schools:

Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St. Catherine's, Grove Road, Ventnor	01983 852722

Travel Information

13.3 miles from Fishbourne to Portsmouth Ferry Terminal
 14.9 miles from East Cowes to Southampton Ferry Terminal
 15.9 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

Ventnor Tennis Club, Ventnor	5.5 miles
Ventnor Golf Club, Ventnor	5.2 miles
1Leisure The Heights, Sandown	10.2 miles
Rew Valley Sports Centre, Ventnor	5.2 miles
Ventnor Bowling Club, Ventnor	5.3 miles

Healthcare

Doctors Surgeries	
Ventnor Medical Practice, Ventnor	01983 857288
The Bay Medical Centre, Sandown	01983 409292
South Wight Medical Practice, Niton	01983 730257

General Hospitals

St Mary's Hospital, Parkhurst Road, Newport	01983 822099
	10.2 miles

Entertainment

The Bistro, Ventnor
 Smoking Lobster, Ventnor
 The Mill Bay, Ventnor
 Geranium Restaurant, Royal Hotel, Ventnor
 The Hambrough Restaurant & Bar, Ventnor

Wellington Bar & Restaurant, Ventnor
 The Met, Ventnor
 Bonchurch Inn, Bonchurch
 White Horse, Whitwell
 White Lion, Niton

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

Local Attractions / Landmarks

Ventnor Botanic Gardens, Ventnor
 Hoy Monument, Whitwell
 St Catherine's Oratory, Blackgang
 National Trust, Ventnor Downs, Ventnor
 Appuldurcombe House, Wroxall
 Model Village, Godshill
 Shanklin Chine & Old Village, Shanklin
 The Wildheart Animal Sanctuary, Sandown
 Blackgang Chine, Blackgang
 Isle of Wight Pearl Centre, Chale

GROUND FLOOR

Kitchen / Living Area 28'2 x 27'6
 Snug / Bedroom 2 14'4 x 14'4
 Bathroom

FIRST FLOOR

Mezzanine Landing
 Bedroom 1 14'7 x 12'9
 Dressing Area

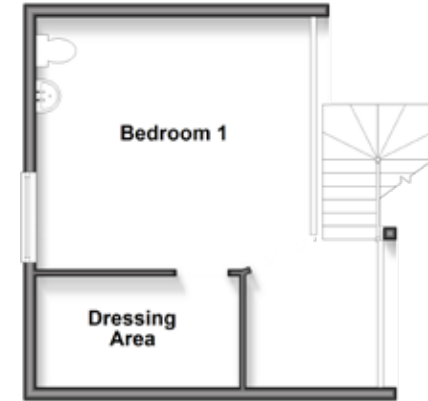
OUTSIDE

Front Garden
 Veranda
 Driveway Parking
 Garden Room 13'10 x 13'10
 Rear Garden

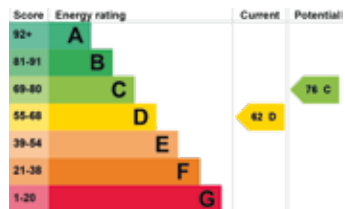
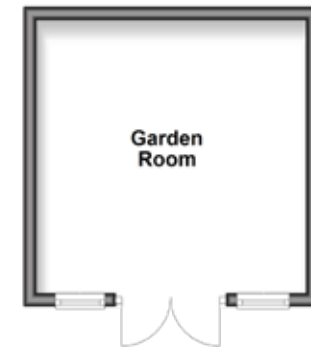
Ground Floor
 Approx. 96.3 sq. metres (1036.8 sq. feet)



First Floor
 Approx. 27.6 sq. metres (297.0 sq. feet)



Outbuilding
 Approx. 17.9 sq. metres (192.9 sq. feet)



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 © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex, RH12 1RJ. Printed xxx.2026



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