



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Hillcroft

Newport Road, Niton, PO38 2QP




£565,000
FREEHOLD



A beautifully positioned detached home enjoying far-reaching countryside views, generous accommodation, a sunroom, garage and garden, perfectly suited to a peaceful rural lifestyle for families or downsizers.

- Elevated rural position with stunning countryside views
- First-floor living room with panoramic countryside views
- Modern kitchen with countryside views
- Lovely, mature gardens with stunning views
- Ideal for those seeking a quiet lifestyle
- Detached chalet bungalow with flexible accommodation
- Four well-proportioned bedrooms
- Village amenities close by
- Driveway parking with garage and additional storage
- Countryside walks and downland views on the doorstep

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Hillcroft is a beautifully presented detached home offering versatile accommodation arranged over two floors, perfectly designed to embrace its elevated rural setting. The layout provides a balance of practical ground-floor living and generous first-floor living space, making the most of the far-reaching countryside views that surround the property. Well-maintained and updated throughout by the owners of 4 years, the home offers flexible accommodation comprising a porch leading into the entrance hall, which provides access to most of the ground floor accommodation leading to the kitchen, dining room, three double bedrooms and the shower room. The stairwell from the dining room leads up to the lounge and fourth bedroom with an en-suite. Outside, the garden is positioned to the front and side of the property, making the most of the phenomenal views to the front. With a gravelled driveway providing off-road parking, there is a garage to the side with two adjoining rooms.

Situated on the fringes of a National Landscape and the popular village of Niton, Hillcroft is very well-connected to surrounding rural footpaths and is just a short walk or drive to the village which provides a well-stocked general store, a doctor's surgery, a pharmacy, a primary school and a post office which incorporates a bar and restaurant. There are also two highly regarded village pubs - The White Lion and the historic Buddle Inn, favoured by smugglers in years gone by. The nearby Southern coastline of the island is truly spectacular, appealing to those who want to enjoy the surfing and paragliding on offer, as well as outstanding walking terrain from the historic St. Catherine's Lighthouse with the Buddle Inn providing a perfect spot for relaxing after exploring the rugged landscape. Located within a ten-minute drive from the property is the bustling seaside resort of Ventnor which provides a whole range of amenities, including boutique shops, fine eateries and supermarkets. Ventnor is renowned for its unique microclimate, golden beach and bustling arts scene with the award-winning Ventnor Fringe Festival that takes place every summer and Ventnor Botanical Gardens, which contains rare, subtropical plants and trees which thrive on this sunny south coast of the island. The county town of Newport can be reached within 20 minutes, offering a whole host of amenities, including supermarkets, boutique shops, and a cinema.

Welcome to Hillcroft

Approached via a driveway providing off-road parking, Hillcroft sits comfortably within its plot, framed by established planting and open views to the front. The entrance leads into a welcoming porch and hallway, immediately setting the tone for the light and space found throughout the home.

Porch & Entrance Hall

The porch opens into a central hallway providing access to the ground-floor accommodation. This space offers a practical and welcoming introduction to the home.

Kitchen

Positioned to take full advantage of the far-reaching views, the kitchen features a range of modern units with ample worktop space and integrated appliances. A large window frames the surrounding landscape, creating a pleasant and practical space for everyday living.

Dining Room

Located adjacent to the kitchen, the dining room offers generous proportions for family meals and entertaining, with easy access to the sunroom and garden beyond. The stairs to the first floor are accessed from here, plus it is naturally lit by a large window to the rear aspect.

Sunroom/Utility

A fantastic addition to the home, the sunroom provides a light-filled space linking the house to the garden. Currently incorporating utility facilities, this versatile area is ideal as a boot room, garden room or informal seating area.

Bedroom One (Ground Floor)

This comfortable double bedroom offers a large window to the front aspect with stunning downland views, plus it features a neutral carpet.



Bedroom Two (Ground Floor)

Another well-proportioned double bedroom, enjoying a window to the rear aspect and space for bedroom furniture.

Bedroom Three (Ground Floor)

Also located on the ground floor, this double bedroom benefits from a window to the rear aspect and could be utilised in other ways, including a home office.

Shower Room

Finished with modern tiling, the ground-floor shower room includes a large walk-in shower fitted with a tower shower unit, WC and wash basin, plus there is an obscure glazed window to the front aspect and an extractor fan.

First-Floor Landing

Stairs from the dining room lead to the first-floor landing, providing access to the lounge, bedroom four and en-suite.

Lounge

Situated on the first floor, the spacious lounge enjoys elevated, far-reaching countryside views through large windows. This beautifully proportioned room offers ample space for seating and relaxation while making the most of the stunning setting, and offers a front row seat for sunrises and sunsets all through the year.

Bedroom Four

Also occupying a first-floor position with a window to the front aspect, this double bedroom offers eaves storage as well as access to an en-suite bathroom.

En-Suite

The en-suite provides a bath with a shower over, WC and wash basin, plus it benefits from a Velux window.

Garden

The garden is predominantly situated to the front and side of the property and is laid to lawn with established borders and planting, offering a peaceful outdoor space to enjoy the surrounding countryside views. The garden provides plenty of room for seating, entertaining and relaxation.

Garage & Outbuildings

The garage offers parking or storage, complemented by additional storage and a potential utility space, enhancing the practicality of the property.

Hillcroft offers a wonderful opportunity to acquire a spacious and versatile home set within a truly picturesque rural location, enjoying stunning views, generous accommodation and excellent outdoor space. An early viewing with the sole agent, Susan Payne Property, is highly recommended.

Additional Details

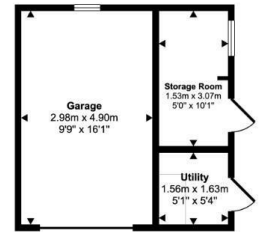
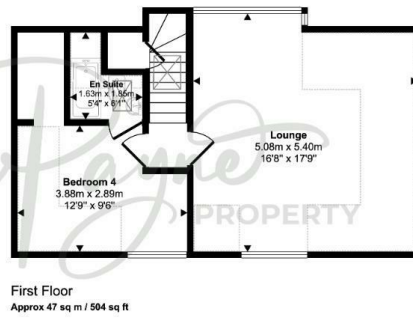
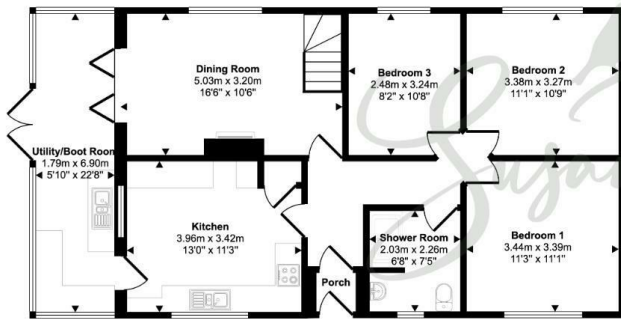
Tenure: Freehold |

Council Tax Band: D (approx. £2,418.26 pa - Isle of Wight Council 2025/2026) |

Services: Mains water, drainage, electricity, oil central heating, solar panels (owned)



Approx Gross Internal Area
160 sq m / 1721 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	71
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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