

SPENCE WILLARD



Sandstones, Laceys Lane, Niton, Isle of Wight

# *A handsome and well modernised period house, providing spacious family accommodation in a sought-after coastal village*

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



A wonderful family home that combines attractive characterful features, such as flagstone floors, exposed beams and a superb Inglenook fireplace, with useful modern conveniences including excellent modern bathrooms. Well presented throughout there is a detached garage as well as parking for at least three vehicles and a partially walled and mainly lawned rear garden with hot tub and views of the surrounding countryside. The property has been used as a successful high end holiday let in recent years and a proportion of the furniture can be available by separate negotiation.

Located within the popular village of Niton on the south coast of the Island, there are extensive amenities within walking distance including the a well-regarded pub, village shop, Post office, café, Pharmacy, Doctor's surgery and primary school. Niton Undercliff has a further pub as well as the seasonal restaurant at Castlehaven. There are wonderful coastal and country walks from the doorstep including along the surrounding beautiful, rugged coastline with various bays and coves to explore.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENTRANCE PORCH**

**DINING HALL** A good-sized room with flagstone flooring and window overlooking the front garden. Staircase to first floor.

**SITTING ROOM** A spacious, dual aspect room with solid oak flooring and a stunning original carved stone fireplace housing a wood burning stove. French doors open to the rear terrace and provide views of the garden and downland beyond.

**SNUG** Overlooking the front garden, a wood burning stove is set in a stone fireplace. Original beams. Opening to:



**KITCHEN** Fitted with a range of based and wall units, solid beech worksurfaces with inset ceramic 1½ bowl sink and mixer tap. Space for range cooker with extractor over. Tiled flooring and outlook to the rear garden.

**UTILITY ROOM** Base and wall units, solid beech worksurfaces and sink. Space and plumbing for washing machine and dryer. Space for coat hooks and shoe storage. Door to rear garden.

**SHOWER ROOM** Shower, WC and wash hand basin with cupboard beneath.

**FIRST FLOOR  
LANDING**

**BEDROOM 1** A double bedroom with windows overlooking the rear garden and country views beyond.

**BATHROOM ENSUITE** A superb modern bathroom with a slipper bath, (from which there are downland views) a large shower, wash basin set on a timber stand, WC and heated towel rail. Ornate tiled floor with underfloor heating.

**BEDROOM 4** A double bedroom with window to the front.





**SHOWER ROOM** Recently installed to a high specification with a large shower, WC and wash hand basin set on timber stand, heated towel rail.

**BEDROOM 3** Overlooking the rear garden from which there are country views.

**BEDROOM 2** A light, dual aspect room. Door to:

**WC** With WC and wash hand basin.

#### **OUTSIDE**

To the front of the property is a small garden enclosed by an old stone wall with well-stocked beds and a path leading to the front door. A driveway provides parking for 2 cars and double gates lead to the side of the property offering additional parking and a detached timber **GARAGE** with electric car charging point. A stone **TERRACE** adjacent to the sitting room is ideal for seating or dining, and there are steps leading down to a largely lawned area with various shrubs and borders. Two separate areas have been created to the end of the garden, with a hot tub and surrounding deck with adjacent paved seating and dining area. External **BOILER HOUSE**.

**SERVICES** Mains water, electricity and drainage. Oil fired central heating and LPG gas for cooker.

**TENURE** Freehold

**COUNCIL TAX** Band E

**EPC** Rating D

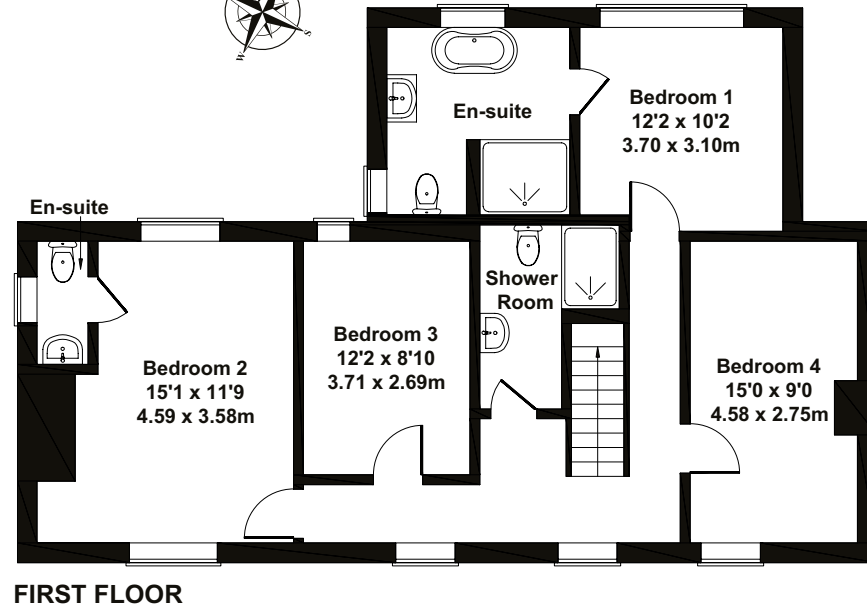
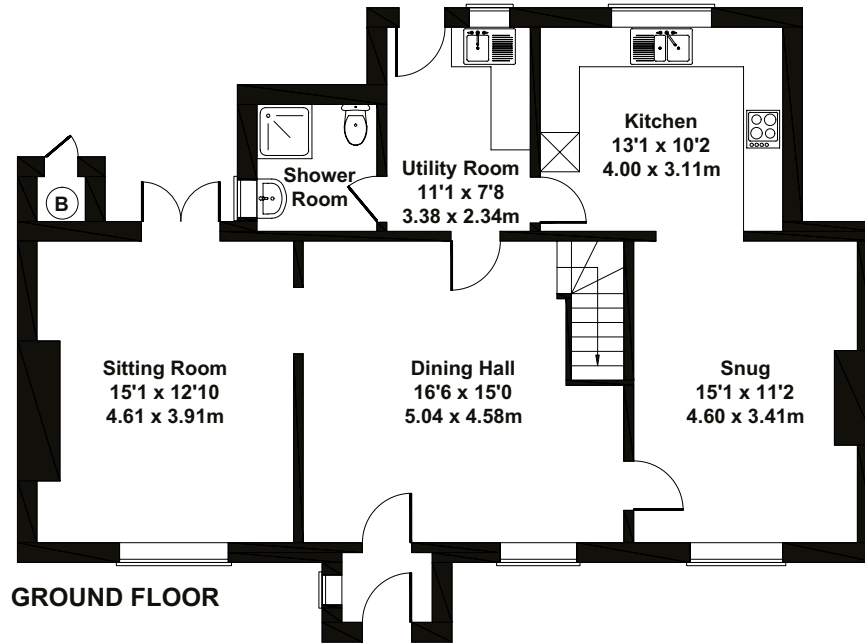
**POSTCODE** PO38 2DN

**VIEWINGS** All viewings will be strictly by prior appointment with the sole selling agents, Spence Willard.



# Sandstones

Approximate Gross Internal Area  
1733 sq ft - 161 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.