



Winfrith House
Blackgang Road | Niton | Isle of Wight | PO38 2BW

SELLER INSIGHT

“ Niton is one of the Isle of Wight's most characterful southern villages, offering a rare blend of countryside calm, dramatic coastline, and a strong year round community. Set between St Catherine's Down and the lush, sheltered Undercliff, the area enjoys a distinctive microclimate and striking scenery — from rolling downland to rugged coastal paths leading toward St Catherine's Lighthouse, one of the island's most iconic landmarks.

The village itself retains a traditional charm with local shops, a post office, two pubs, a pharmacy, and a well-regarded primary school, creating a welcoming and well-supported community. Its peaceful lanes, historic stone cottages, and easy access to walking trails make it especially appealing for buyers seeking a slower pace of life without sacrificing convenience. The surrounding landscape — part of the Isle of Wight National Landscape — provides exceptional opportunities for outdoor living, from coastal hikes to exploring the subtropical vegetation of the Undercliff. “

* 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

Situated in the heart of the highly regarded and well-appointed village of Niton, this attractive detached 1930s family home offers generous accommodation, wonderful natural light and an exceptional amount of outside space. Combining the character and proportions of a traditional home with practical modern family living, the property enjoys an enviable setting surrounded by beautiful countryside and within easy reach of the spectacular south coast.

Niton is a popular village with an excellent range of local amenities, including a well-regarded primary school, large grocery store, pharmacy, two public houses and the much-loved Post Office Café. The surrounding area is equally appealing, offering an abundance of countryside walks and easy access to an impressive coastline, with landmarks including St Catherine's Lighthouse and Castlehaven Beach providing wonderful opportunities for exploration and days beside the sea.

On entering the property, a spacious entrance hall provides an impressive welcome and leads to the principal ground-floor rooms. The substantial kitchen is a particularly appealing family space, fitted with an excellent range of storage cupboards and enjoying a delightful dual aspect. There is ample room for a large dining table, making this an ideal setting for both everyday meals and entertaining.

Adjacent to the kitchen is a useful utility room with further storage and space for appliances. A door provides direct access to the integral garage, while a further rear door leads conveniently into the garden.

The dual-aspect sitting room is another wonderfully light and spacious room, featuring a fireplace and double doors opening into a charming garden room. This delightful additional reception space overlooks the rear garden and provides direct access outside, creating a lovely connection between the house and its extensive grounds.

Also on the ground floor is a spacious office, which could equally serve as a fourth bedroom, together with a convenient family bathroom.

Upstairs, the property offers three bedrooms. Two are generous double bedrooms, each benefiting from built-in wardrobes and their own ensuite shower room, while the third is a well-proportioned single bedroom. A particularly attractive feature is the outlook enjoyed from all three bedrooms, with lovely open views extending across the surrounding countryside.

Outside, the property continues to impress. The front garden is enclosed by mature hedging and is principally laid to lawn, providing an attractive approach and a good degree of privacy. To the rear is a large and mature garden, with an extensive private patio immediately adjoining the garden room. Steps rise through beautifully planted flower beds to two tiered lawned areas, interspersed with mature trees and shrubs.

A further substantial patio area sits beside an attractive stone wall, which forms part of the remains of a large stone barn once situated on the additional farmland acquired by the current owners at the rear of the garden. This valuable acquisition has significantly enhanced the property's already impressive plot, creating a rare and versatile outdoor space with considerable potential.

An appealing family home in a wonderful village setting, offering generous accommodation, excellent gardens and far-reaching countryside views.







Healthcare

Doctors Surgeries:	
South Wight Medical Practice, Niton	01983 730257
Ventnor Medical Practice, Ventnor	01983 857288
Grove House Surgery, Ventnor	01983 852427

General Hospitals:	
St Mary’s Hospital, Parkhurst Road, Newport (9.5 miles)	01983 822099

Travel Information

- 15.6 miles - Ryde Hover Travel & Catamaran Passenger Ferry
- 13.7 miles - East Cowes to Southampton Ferry Terminal
- 13.3 miles - Fishbourne to Portsmouth Ferry Terminal
- 15.2 miles - 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 Golf Club, Ventnor	4.5 miles
Ventnor Tennis Club, Ventnor	4.7 miles
Rew Valley Sports Centre, Ventnor	4.4 miles
1Leisure The Heights, Sandown	9.5 miles

Entertainment

- The Buddle Inn, Niton
- White Horse, Whitwell
- White Lion, Niton
- The Hamborough, Ventnor
- The Royal Hotel Ventnor
- The Crab Shed, Ventnor
- The Hillside, Ventnor
- The Met, Esplanade, Ventnor
- The Spyglass Inn, Esplanade, Ventnor

Local Attractions / Landmarks

- St Catherine’s Lighthouse, Niton
- Steephill Cove Beach, Ventnor
- Ventnor Botanical Gardens, Ventnor
- Blackgang Chine Theme Park, Chale
- St Catherines Oratory, Ventnor
- Isle of Wight Donkey Sanctuary, Wroxall
- Appuldurcombe House, Wroxall
- Alum Bay Theme Park, Totland Bay
- The Needles Old Battery
- Carisbrooke Castle, Newport
- Model Village, Godshill
- Amazon World Zoo Park, Arreton
- Wildheart Animal Sanctuary, Sandown

Education

Primary Schools:	
St Boniface C of E Primary School, Ventnor	01983 854916
Niton Primary School, Niton	01983 730209
Wroxall Primary School, Wroxall	01983 852290
Godshill County Primary School, Godshill	01983 840246
St Francis Catholic & C of E Primary Academy, Ventnor	01983 857449

Secondary Schools/Colleges:	
Island Free School, Ventnor	01983 857641
Carisbrooke College, Newport	01983 524651
Christ the King Upper College, Newport	01983 53707
Island Innovations V1 Form Campus, Newport	01983 522886
Ryde School with Upper Chine, Ryde	01983 562229
The Bay CE School, Sandown	01983 403284
Isle of Wight College, Newport	01983 526631

Learning Assisted Schools:	
St Catherines School, Ventnor	01983 852722
Medina House, Newport	01983 522917
St Georges School, Newport	01983 524634

GROUND FLOOR

Entrance Hallway	
Sitting Room	16'5 x 10'11
Garden Room	10'10 x 6'9
Dining Room	12' x 9'11
Kitchen	13'6 x 11'3
Utility Room	12'3 x 7'11
Bathroom	
Bedroom 4 / Office	10'2 x 8'1

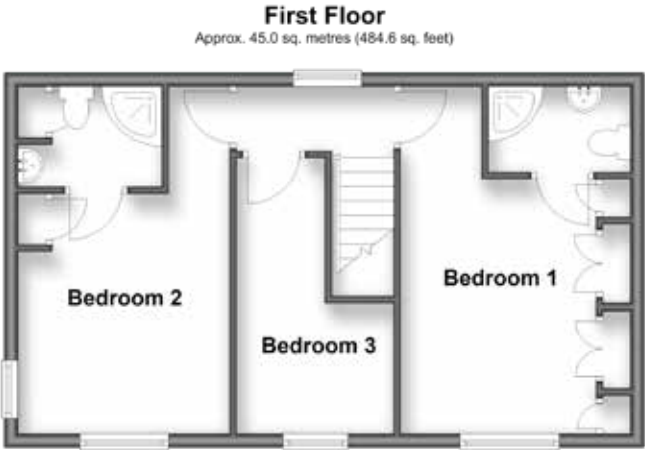
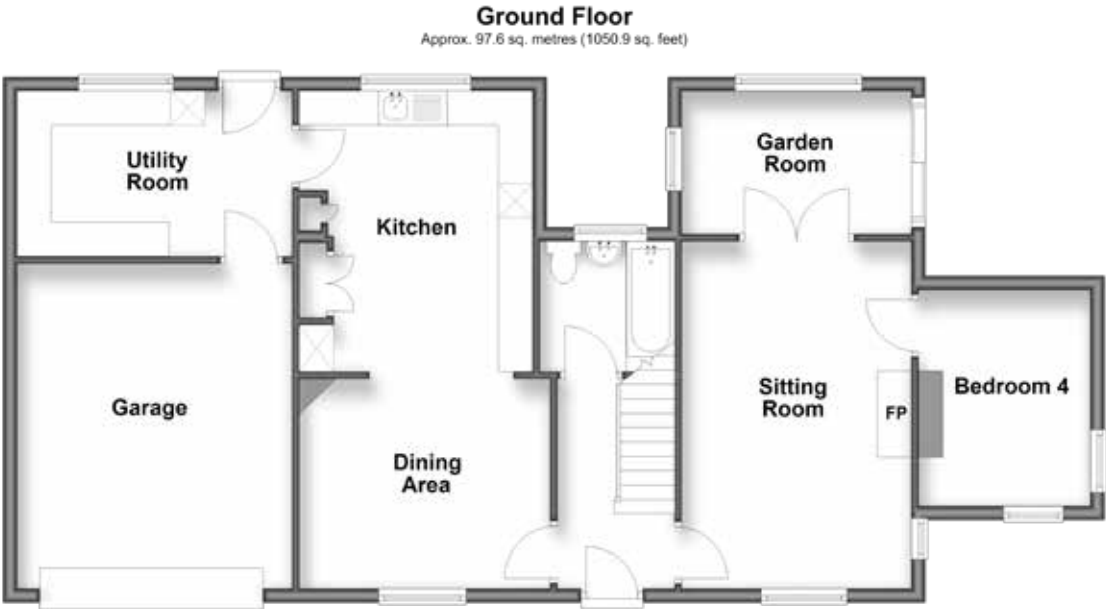
FIRST FLOOR

Landing	
Bedroom 1	16'4 x 8'11
En-Suite Shower Room	
Bedroom 2	10'6 x 10'2
En-Suite Shower Room	
Bedroom 3	13'1 x 7'5 at widest point

OUTSIDE

Front Garden	
Rear Garden	
Driveway Parking	
Integral Garage	15'10 x 12'10

Tenure: Freehold
Council Tax Band: D



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