EPC: Waiting

High Street, Niton, Ventnor

Asking Price: £295,000

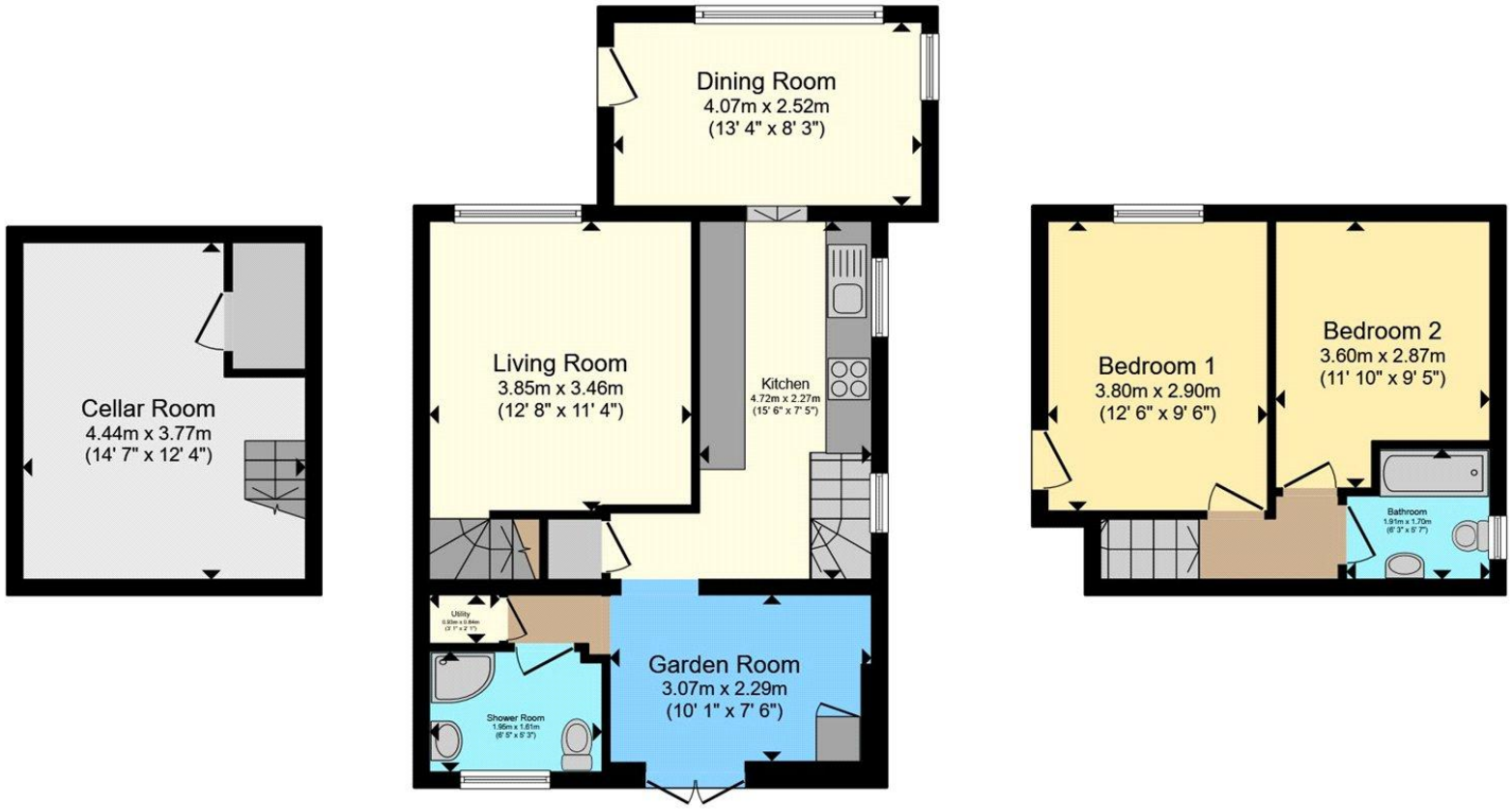
Watson Bull & Porter

Rose Glen

Nestled right in the heart of the picturesque and highly sought-after village of Niton, this beautifully presented semi-detached stone cottage dates back to circa 1700, seamlessly blending enchanting historical character with modern comfort.

The ground floor welcomes you with separate dining room, fully integral fitted kitchen along with a cosy separate lounge perfect for relaxing, which flows toward the rear of the home where a stunning garden room awaits. Flooded with natural light, this space features double doors that open directly onto a beautifully maintained, lawned rear garden, offering a seamless indoor-outdoor lifestyle complete with tranquil, uninterrupted views of the surrounding countryside. There is also gated side access. Serving the ground floor is a highly practical, modern downstairs shower room, while a separate, versatile cellar room downstairs provides the perfect quiet escape for a home office, hobby room, or snug. Upstairs, the property boasts two spacious double bedrooms and a well-appointed main family bathroom, making it a delightfully proportioned home.

Combining rural tranquility with everyday convenience, this charming cottage sits just a short stroll from Niton's vibrant village amenities and scenic coastal walks, presenting a truly rare opportunity to acquire a piece of local history.



Cellar **Ground Floor** **First Floor**

Total floor area 96.2 m² (1,035 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **C**

Tenure: **Freehold**

Viewing by appointment

T: 01983 616161
E: ryde@watsonbullportercountrywide.co.uk
9 High Street, Ryde, Isle of Wight, PO33 2HN

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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