



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE



Noahs Cottage, Marlborough

Ventnor, PO38 1TF



Occupying a convenient location just moments from Ventnor High Street, this beautiful three-bedroom detached cottage boasts naturally light interiors and benefits from a roof terrace and a ground floor terrace or parking area.

- Charming, detached cottage
- Quirky, characterful cottage
- Opportunity to put your own stamp on
- Utility room and ground-floor cloakroom
- Terrace or off-road parking
- Quiet yet convenient position
- Three bedrooms and a family bathroom
- Spacious and naturally light accommodation
- Short walk to high street amenities
- Offered for sale chain free

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

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Tucked away within the beautiful seaside town of Ventnor, this charming period cottage dates back to the early 1900's which creates some fantastic period interior features, quirky yet characterful features, including ceiling beams. This property enjoys two outside spaces, including a courtyard area to the front and a roof terrace with views of the seaside town, accessed from bedroom one's mezzanine level. The accommodation comprises a kitchen-diner which is semi-open plan with the living room also leading to the utility room and ground-floor cloakroom WC. The stairwell from the kitchen-diner leads up to a spacious first-floor landing, which offers access to two double bedrooms and a single bedroom, and the family bathroom. From bedroom one, there is access to a mezzanine level, which provides storage space as well as access to the roof terrace. This wonderful accommodation makes a brilliant seaside holiday let or would provide a beautiful family home.

Noah's Cottage is conveniently located within a few minutes walk of the town centre with access to breathtaking coastal walks, numerous beaches and plenty of amenities within the town of Ventnor, which has a fabulous range of boutique shops, fine eateries and supermarkets, and benefits from the regular bus services that run through to both Newport and Ryde. Ventnor is renowned for its golden beach and bustling arts scene with the Isle of Wight's award-winning Ventnor Fringe Festival that takes place every summer, and the Ventnor Botanical Gardens has over 23 acres of wide-open spaces containing rare, subtropical plants and trees which flourish in the unique microclimate enjoyed on the south coast of the island. The seafront offers plenty of cafes, shops and even a children's paddling pool which features a giant map of the Isle of Wight, and from here there are great walks to Wheelers Bay and Bonchurch along the sea wall. Very prominent features on Ventnor seafront are Ventnor Harbour and the bandstand, which offer spectacular views over the English Channel and Ventnor seafront, plus Ventnor Haven Fishery sells some of the best local crab and lobster on the island. Mainland travel links to Portsmouth via car ferry from Fishbourne and passenger ferry from Ryde Pier Head are within a 30-minute drive from the property.

Welcome to Noah's Cottage

Located just off Marlborough Road, a concrete driveway offers driveway parking or a sunny spot to sit out on, and also leads up to the front door. Surrounded by a lovely stone wall to one side and plenty of shrubs and planting, it creates a private oasis to walk into.

Kitchen - Diner

A glazed door opens into the kitchen-diner, which offers space to store coats and shoes, and is finished with beautiful terra cotta floor tiles. The kitchen is made up of a series of storage cabinets as well as a 'Butler' sink, with wooden worktops. Adding character to the cottage is a wonderful gas-fired AGA, which also creates a cosy atmosphere within the room. A window to the side aspect that enjoys morning sunshine, plus there is a large understairs cupboard, ideal for storage.

Living Room

Just a small step from the kitchen-diner, this lovely space is naturally light and benefits from a window to the front aspect. With ample space for living room furniture, the space remains connected with the kitchen diner through the large opening, creating a sociable space.

Utility Room

Accessed from the kitchen-diner, this handy utility room offers space and plumbing for two appliances as well as a worktop. There is additional storage space here as well as access to the ground-floor cloakroom, and a chrome heated towel rail to keep the room cosy.

Ground Floor Cloakroom

Finished with a patterned floor tile, this handy cloakroom benefits from a WC, a vanity hand basin, and there is an obscure glazed window to the side aspect.



First Floor Landing

Spacious and filled with natural light from the Velux window and the Juliet balcony to the front aspect, this fantastic space is carpeted and offers potential to be utilised in a number of ways.

Bedroom One

Enjoying a window to the front aspect, this double bedroom features a characterful wooden beam and offers an internal door to bedroom two.

Bedroom Two

This double bedroom benefits from a Velux window with a characterful beam, as well as an inset arch creating storage. The carpeted room also offers a wooden ladder-style staircase, which leads up to the mezzanine level.

Mezzanine

Utilised for storage, this handy mezzanine level provides storage space as well as access to a roof terrace. A large attic space can be reached from here plus there is an additional Velux window, which offers direct access to the terrace.

Bedroom Three

Currently set up as a dressing room, this bedroom could be utilised in a number of ways, including a home office, nursery, or single bedroom. A window to the front aspect fills the space with natural light.

Family Bathroom

Fully equipped with a bath, a separate shower cubicle, a wall-mounted hand basin, and a WC, this spacious bathroom benefits from a window to the side aspect and a large airing cupboard containing the recently replaced gas boiler.

Roof Terrace

Offering a private oasis to enjoy its sunny south-facing position, this roof terrace benefits from astroturf as well as space for seating. It offers the perfect spot to sit and relax with a good book or enjoy a glass of wine and the afternoon sunshine.

Outside

The property offers flexible outdoor space which could be utilised in a number of ways, including a private terrace for dining al fresco style, or could be used as an off-road driveway.

Parking

With the opportunity to have off-road parking for one car, this property is also within a stone's throw from The Grove car park, where a resident's parking permit can be obtained. Please check the Isle of Wight Council website for more information.

Noah's Cottage presents a fantastic opportunity to acquire a charming three bedroom cottage, situated in a convenient location within the popular seaside town of Ventnor. A viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

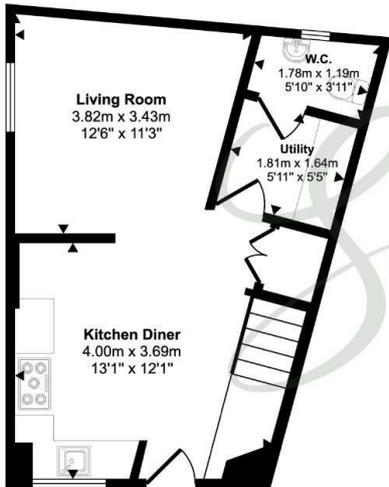
Tenure: Freehold

Council Tax Band: C (approx. £2,290.14 pa – Isle of Wight Council 2025/2026)

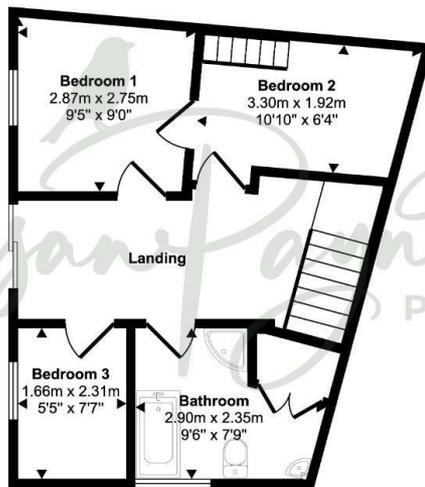
Services: Mains water, gas, drainage, and electricity



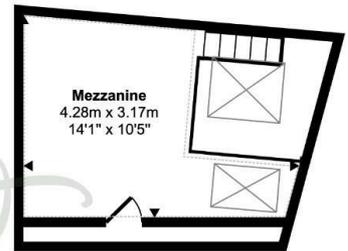
Approx Gross Internal Area
82 sq m / 883 sq ft



Ground Floor
Approx 34 sq m / 365 sq ft



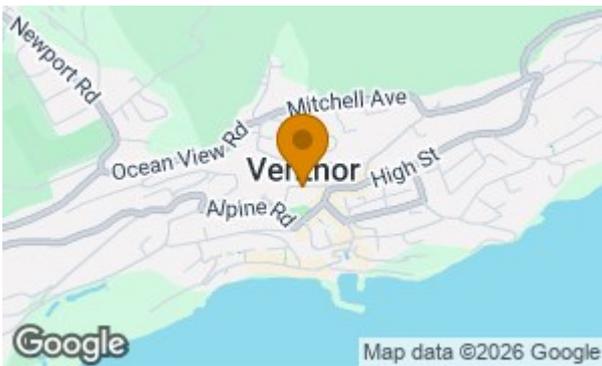
First Floor
Approx 37 sq m / 401 sq ft



Second Floor
Approx 11 sq m / 117 sq ft

Denotes head height below 1.5m

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. Icons of 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			
(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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