



# Jasmine Cottage

Crocker Lane, Niton, Ventnor, Isle of Wight PO38 2NU



Set in the idyllic peaceful surroundings of the south Wight yet close to village amenities, this stunning home offers spacious, beautifully appointed accommodation and boasts delightful gardens as well as ample driveway parking.

- Beautiful detached cottage
- Breathtaking walking routes on the doorstep
- Three bathrooms and ground floor cloakroom
- Large kitchen-diner with a utility room
- Established, well-maintained gardens
- Idyllic rural village location
- Three double-sized bedrooms
- Two reception rooms and a home office
- Spacious accommodation throughout
- Driveway parking for multiple vehicles

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Located in an enviable position surrounded by an Area of Outstanding Natural Beauty and picturesque views, this characterful cottage is nestled within a quiet countryside lane offering a fantastic opportunity for anyone wishing to own a slice of rural life. Built approximately seventeen years ago, this appealing property has been designed to reflect a characterful cottage style and offers versatile living accommodation with its sitting room and dining room, plus the added benefit of a spacious open plan kitchen-diner complete with underfloor heating and a utility room. Jasmine Cottage has been improved by the current owners of seven years who have added a side extension to provide a home office, had USB power points installed throughout, and upgraded the ground floor cloakroom as well as the family shower room which includes underfloor heating and provides a luxurious retreat. Furthermore, the bedroom accommodation is equally as special with three spacious double-sized rooms, featuring en-suite shower rooms within two of the bedrooms. Complementing the traditional style of the home, the interiors of this desirable property have been carefully considered to offer a light, neutral colour palette, complemented by a combination of cosy carpets, beautiful floor tiles and high-quality wood effect flooring.

Frequently visited by local wildlife including the Island's native red squirrels, a delightful rear garden enjoys a well-manicured lawn featuring mature plant borders, an enclosed vegetable patch and a spacious, private decked sun terrace. To the front elevation is a further beautifully established garden, and off-road parking for multiple vehicles is provided by a driveway to the side complete with a carport, in addition to further off-road parking situated to the front of the garden boundary.

Jasmine Cottage enjoys a truly idyllic location with beautiful countryside views across neighbouring fields which can be admired from the front and side elevation of the property. The cottage is very well-connected to rural footpaths including a bridleway on the doorstep leading to the iconic St Catherine's Oratory, a medieval lighthouse which stands on one of the highest parts of the Island providing magnificent panoramic views towards The Needles. Less than a quarter of a mile away is the ever-popular village of Niton with a good general store, a doctors surgery and a pharmacy, a primary school, and a post office which incorporates a bar and restaurant. There are also highly regarded village pubs including 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 Crocker Lane 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 accommodation comprises an entrance porch and hallway providing access to a stylish ground floor cloakroom, a sitting room complete with a cosy multi-fuel stove, and an open-plan kitchen-diner which leads to a utility room, a dining room with garden views and a desirable home office. Located on the first floor are three double bedrooms (two with an en-suite), and a luxurious shower room.



### **Welcome to Jasmine Cottage**

This appealing detached cottage exhibits traditional cottage style with its double-glazed sash windows, stone brickwork and a symmetrical double-fronted design featuring a central, pitched roof porch entrance with windows evenly arranged on either side. With a driveway to the front of the plot leading to a gated drive to the side elevation, well-maintained timber fencing surrounds a beautiful front garden featuring a lawn area with a young magnolia tree plus a cherry tree as well as mature plant borders including a variety of shrubs and cottage style planting such as roses and primroses. Located to the side of the property is a timber-framed carport and a pathway from the drive spans across the front of the property continuing to the adjacent side where there is a wooden side gate to the rear garden. A timber-style composite front door with a decorative glazed panel opens to an entrance porch.

### **Porch**

Providing a practical area to remove coats and muddy boots after those countryside ambles, this useful porch has a wood-effect vinyl floor and a light neutral wall decor which continues to the entrance hall.

### **Entrance Hall**

*extending to 18'02 (extending to 5.54m)*

Accessed via a partially glazed door from the porch, this well-presented hallway provides a welcoming entrance to the home and an accurate glimpse at the immaculate interiors of the property. Warmed by a radiator with an attractive cover, this space has a white-painted wooden staircase with a spindle balustrade which ascends to the first floor and provides a large under-stair storage cupboard. Featuring a window to the front aspect, the entrance hall also includes a central heating thermostat and a series of smart, white panel doors which open to a cloakroom, a sitting room and a kitchen-diner.

### **Cloakroom**

Finished with a navy blue tiled floor with a touch of sparkle and an eye-catching novelty feature wall, this well-presented room has a fitted dark unit which neatly incorporates a dual flush w.c and has a neutral countertop. With a mosaic-tiled splashback in blue, a coordinating storage cabinet is topped with a rectangular hand basin fitted with a chrome tap, and there is a window to the side aspect with a blue tiled window ledge. Also located here is a radiator, an extractor fan and a ceiling light fixture.

### **Sitting Room**

*17'07 max x 11'11 (5.36m max x 3.63m)*

Boasting a dual aspect with a window to the front and side, this inviting sitting room enjoys a characterful red brick fireplace which houses a multi-fuel stove on a flagstone hearth, perfect for creating a cosy warmth within the home. This sizeable room is dressed with a warm terracotta-coloured carpet complemented by a neutral wall decor with paper feature walls in an elegant pattern. With a multi candle-style light fitting suspended from the ceiling, this room also includes a television aerial connection, a radiator and a range of chunky wall-mounted shelves.



### **Kitchen-Diner**

*23'06 x 13'09 max (7.16m x 4.19m max)*

Generously proportioned, this room provides ample space to arrange a family dining area or provides the versatility to be utilised for casual seating alongside the kitchen area. Finished with warm neutral walls and attractive stone floor tiling, this room includes a substantial freestanding wooden dresser and has a set of glazed French doors which open to the rear garden patio as well as internal glazed double doors to the office. With an open-squared arch providing a seamless connection with the dining room, this room is warmed by cosy underfloor heating and also provides access to a utility room through an open doorway.

Perfectly coordinating with the kitchen cabinets and providing a sense of separation between the two spaces, an island unit has a stylish triple pendant ceiling light above and provides drawer and cupboard storage. With a white tiled splashback, a range of fitted base and wall cabinets in white provide cupboards with a tongue and groove finish and rounded steel knobs. The cabinets also provide the added benefit of integrated appliances including a dishwasher, a fridge, and an electric oven with an induction hob and a concealed cooker hood above. Illuminated by under-cabinet lighting, the base units are topped with a neutral speckled countertop which incorporates a ceramic sink and drainer with a chrome swan neck mixer tap beneath a window to the side aspect. Also located in the kitchen area is a television aerial connection and a telephone/internet point.

### **Dining Room**

*11'11 x 9'02 (3.63m x 2.79m)*

Another versatile space which could be utilised for alternative purposes such as a relaxing garden room or a playroom and enjoys views over the rear garden. Mid-height walls with glazing above are finished in a terracotta shade to complement the exposed brick wall and tiled floor, plus there is a neutrally decorated wall with an opaque glazed window above to provide privacy. Fitted with a multi spotlight fixture and two Velux windows, this naturally light room also has a partially glazed door to the side aspect and a set of French glazed doors to the rear; both providing access to the rear garden.

### **Utility Room**

The floor tiles and white kitchen cabinets continue into the utility room which is conveniently situated through an open doorway from the kitchen. With fully tiled walls in a monochrome colour scheme, this room has a dark countertop which incorporates a stainless steel sink and drainer with a chrome long arm mixer tap beneath a window to the side aspect. The cabinets neatly conceal an integrated freezer and washing machine, plus there is a full-height cupboard which houses a regularly serviced electric central heating boiler. A ceiling light fixture and an electrical consumer unit are also located here.

### **Office**

*11'01 x 6'03 (3.38m x 1.91m)*

Accessed via the dining room, the tiled floor from the kitchen-diner continues into the office which enjoys a window to the front and rear aspect. Again this room presents a flexible space to be used for alternative purposes and also has a neutral wall decor, plus a ceiling light fitting.

### **First Floor Landing**

Featuring a window to the front aspect offering lovely rural views, the first floor landing is accessed via a turning staircase with a stairwell feature wall in a soft coral shade, providing a beautiful contrast with the surrounding neutral tones. A textured stair runner flows up the staircase and continues as a carpet on the landing which leads to three double bedrooms (two with an en-suite) and a shower room via white panel doors.



### **Bedroom One**

*14'04 x 11'03 (4.37m x 3.43m)*

With a window to the rear aspect, this well-presented double bedroom is fitted with a beige carpet, complementing the neutral wall decor, and there is a radiator to provide warmth. Fitted with a ceiling light fixture and a television aerial point, this spacious room also boasts an en-suite shower room.

### **En-suite Shower Room**

Finished with fully-tiled walls in white and a neutral tiled floor, this space benefits from a motion sensor night light and has a matching sanitaryware suite comprising a dual flush w.c and a pedestal hand basin with a wall-mounted glass shelf above. Enclosed with a folding glass door, a shower cubicle has a shower fixture on a slider bar and integrated wall controls. This room also benefits from a radiator, recessed spotlights and an extractor fan.

### **Bedroom Two**

*11'11 x 11'10 (3.63m x 3.61m)*

Benefitting from a dual aspect with windows to the front and side offering lovely rural views, this delightful double bedroom is filled with natural light which is further enhanced by the light cream walls and a beige carpet. This room also benefits from a ceiling light fixture, a radiator and a door leading to an en-suite shower room.

### **En-suite Shower Room**

Illuminated by recessed spotlights and a motion sensor night light, this space includes a dual flush w.c and a coordinating pedestal hand basin with a wall-mounted glass shelf above. A shower cubicle is enclosed with a folding glass door and has a shower fixture on a slider bar plus integrated wall controls. Finished with white wall tiling and neutral floor tiles, also located in this room is a radiator and an extractor fan.

### **Bedroom Three**

*18'05 max x 11'10 (5.61m max x 3.61m)*

Enjoying natural light from dual aspect windows to the side and rear, this is another spacious double bedroom which is dressed with a soft cream carpet and a neutral wall decor including a burgundy-red feature wall. Featuring rural views to the side, this room benefits from a recessed built-in wardrobe which could provide the potential for an en-suite to be created. A radiator and ceiling light fixture are also located here.

### **Shower Room**

With a window to the side aspect allowing for natural light, this luxurious room boasts a double-sized walk-in shower cubicle finished with a clear glass screen, beautiful stone-effect wall tiling and a fabulous rainfall shower fixture as well as a separate handheld shower attachment. With a mosaic-tiled splashback in earthy shades, a fitted storage unit in cream spans one of the walls and incorporates a dual flush w.c as well as a speckled countertop which features a glass copper-effect hand basin with a unique, coordinating mixer tap. Benefitting from underfloor heating, this room is fitted with a beautiful wood-effect ceramic tiled floor and also includes recessed spotlights, plus an extractor fan.

### **Rear Garden**

The rear garden is a beautiful, fully-enclosed outdoor retreat which has been carefully considered to offer a variety of areas with its fabulous decked sun terrace for relaxing and dining, a lawn area with a range of planting and trees to encourage local wildlife, and an enclosed vegetable patch complete with a dark-grey timber shed benefiting from a power supply. Including a charming greenhouse situated on a gravel area, this peaceful outdoor space enjoys hillside views beyond the fencing and is frequently visited by a variety of wildlife such as blue tits, chaffinches, woodpeckers and cheeky red squirrels which are an absolute delight to watch! Providing vibrancy and interest, there is a variety of spring planting, shrubs, and trees including an apple, pear, cherry, and damson. The rear garden also has a patio seating area to the rear elevation of the property, and an external socket point plus two taps to the side elevation which leads to a timber gate.

**Parking**

Providing off-road parking for multiple vehicles, a driveway spans from the front to the side of the front garden and leads to a carport to the side elevation of the property.

This captivating cottage is situated in a highly desirable, rural location and offers a characterful family home with flexible living accommodation and peaceful outdoor spaces. The coastline and surrounding scenery are arguably some of the best that this stunning island has to offer. An early viewing is highly recommended with the sole agents Susan Payne Property.

**Additional Details**

Tenure: Freehold

Council Tax Band: F

Services: Electricity (powering the central heating), Mains Water and Drainage.



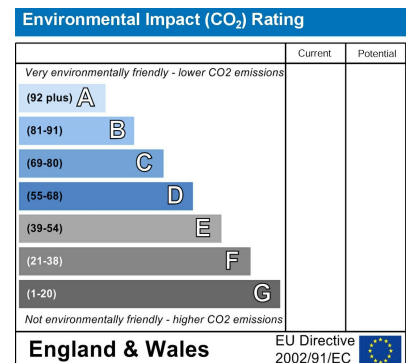
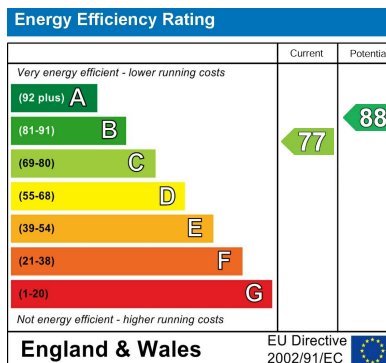
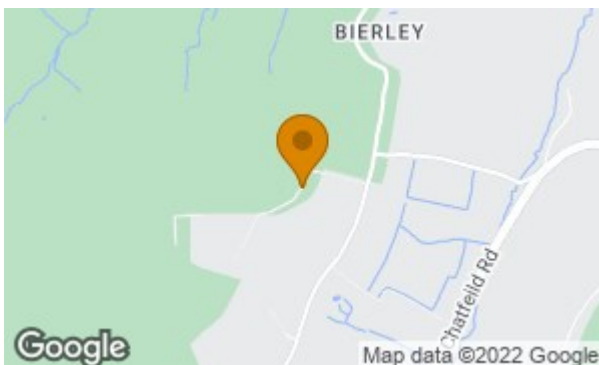
Ground Floor



First Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.  
Plan produced using PlanUp.



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