



Fairways, Pan Lane

Niton, Isle of Wight PO38 2BT



Offered for sale chain-free in a sought-after location, this charming semi-detached cottage presents four bedrooms, two bathrooms, spacious accommodation as well as a large garden complete with a workshop, and driveway parking.

- Spacious semi-detached period home
- Open plan living with a separate living room
- Naturally light interiors throughout
- Block paved driveway parking
- Countryside walks on the doorstep
- Four bedrooms and two bathrooms
- Opportunity to make your own
- Large garden to rear with workshop and sheds
- Convenient location for village amenities
- Offered for sale chain-free

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

Preview our newest listings first!
Search on Facebook for:
Susan Payne Property
Home Hunters

rightmove

Zoopla

OnTheMarket.com

PrimeLocation

The Property Ombudsman

You can also email us at sales@susanpayneproperty.co.uk, visit our website at susanpayneproperty.co.uk or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



Situated within a quiet yet convenient location within the sought-after village of Niton, this charming semi-detached property offers surprisingly spacious accommodation, benefitting from an entrance hall leading through to the living room and hall, which continues to the utility room, open plan living space, and the stairwell to the first floor. The first-floor accommodation consists of four bedrooms (one with an en-suite) and a family bathroom. Outside, the property enjoys a spacious garden with outbuildings and lovely views over fields to the rear, plus the added benefit of a natural stream running through one end.

Fairways is perfectly positioned to enjoy plenty of local amenities, yet just a short drive from the iconic St. Catherine's Lighthouse and spectacular walking routes along the rugged coastline at this south-westerly point on the beautiful Isle of Wight. The island's famous 'Peppercot' and Blackgang Viewpoint are a few minutes' drive away and exhibit phenomenal views of the coastline and spectacular cliff top and down walks. The property is a short stroll to highly regarded pubs, including The White Lion and the historic Buddle Inn. The popular village of Niton, with its Ofsted-rated 'Good' primary school and 'Outstanding' pre-school, offers a well-stocked village shop, a pharmacy, and a doctor's surgery, which are also within walking distance from the property. The village is served by Southern Vectis bus route 6, which connects with Newport and Ventnor. Despite enjoying a quiet village setting, the property is positioned at the threshold of the open spaces of the Military Road, which stretches along the exposed south-westerly coastline towards Freshwater and the Needles. Also nearby is the bustling seaside resort of Ventnor, which is located just 4.5 miles from Niton, providing 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 contain rare, subtropical plants and trees which thrive on this sunny south coast of the island. The county town of Newport is within a 20-minute drive and hosts a wide range of amenities, restaurants, and a cinema.

Welcome to Fairways

Located in a tucked-away position on the quiet Pan Lane, Fairways benefits from a block paved driveway at the front of the property. A few steps lead up to the front door.

Entrance Hall

Enjoying natural light from the obscure glazed window to the front aspect, there is ample space to store coats, shoes and muddy boots, plus storage to one side. A cupboard contains the oil-fired boiler, and an open archway leads into the hallway.

Living Room

Flooded with natural light from the window to the front aspect, this lovely room features a fireplace as the focal point of the room and offers a separate space to sit and relax in. With space for all the family, the room offers a cosy space to enjoy evenings with the family, or some quiet time during entertaining evenings.

Hallway

Offering access to the stairwell as well as the utility room and open plan living space, this spacious hallway is carpeted and benefits from an internal window to the open plan living space.

Utility Room and Cloakroom

Featuring the ground floor cloakroom within the utility space, this handy room comprises a WC, a pedestal hand basin, and a worktop with under-counter space for two appliances. The space is finished with a chrome heated towel rail and an extractor fan.



Open Plan Living Space

Situated at the heart of the home, this fantastic space is ideal for entertaining or spending time with the whole family, with the space incorporating a lounging area, a dining area, and a kitchen. The kitchen benefits from plenty of storage as well as under-counter space for two appliances. There is space for a range-style cooker, and the wood-effect worktops create a breakfast bar within the peninsula to create additional seating or the perfect spot for a quick snack. With space for a large dining table, the space continues into the lounging area. With two windows to the side aspect, a window to the rear and large French doors to the rear, the space benefits from plenty of natural light all through the day.

First Floor Landing

The carpeted stairwell leads up to the first-floor landing. The space is naturally lit by a Velux window, plus the space provides access to a large storage cupboard, which also provides access to the lift space.

Bedroom One

Situated to the rear of the property with beautiful views across the garden and the surrounding countryside, this double bedroom offers ample space for bedroom furniture and benefits from an en-suite shower room.

En-Suite

Fitted with a corner shower cubicle with an electric shower, a pedestal hand basin, and a WC, this handy en-suite presents a fantastic opportunity to put your own stamp on, if desired, and the space is finished with a chrome heated towel rail.

Bedroom Two

Benefitting from a window to the front aspect, this double bedroom offers ample space for bedroom furniture as well as a fireplace surround.

Bedroom Three

Enjoying views over the rear garden, this double bedroom continues the neutral carpet from the other rooms.

Bedroom Four

Currently utilised as a single bedroom, the room benefits from a window to the side aspect and is neutrally decorated.

Family Bathroom

Featuring a cupboard containing the immersion tank, this family bathroom comprises an electric shower over the bath, a WC, and a pedestal hand basin. A window to the side aspect fills the room with natural light, and the space is finished with neutral wall tiling and an extractor fan.

Garden

Generously proportioned, this fantastic garden is mostly laid to lawn and features plenty of mature planting with shrubs and trees, as well as outbuildings including a large workshop and a shed. A large patio can be found at the bottom of the garden, which overlooks fields that often have cattle grazing in them, plus there is an additional patio to the rear of the property. A stream flows through the bottom half of the garden and creates a wonderful atmosphere with the sound of the water. There is access around one side of the property, plus the oil tank can be found in the garden.

Workshop

Currently utilised for storage, this fantastic space is equipped with power and lighting and offers a fantastic workshop space with the added benefit of potential storage space in the rafters above. The space has the potential to be utilised as a home gym, office, or additional accommodation, if required by the new owners.

**Parking**

The block paved driveway to the front of the property offers parking for up to two vehicles, plus there is additional unrestricted on-road parking available on Pan Lane and surrounding roads, if required.

Fairways presents a fantastic opportunity to acquire a spacious four bedroom family home with potential to make your own, with a large garden, situated within a highly sought-after area. A viewing is highly recommended with the sole agents, Susan Payne Property.

Additional Details

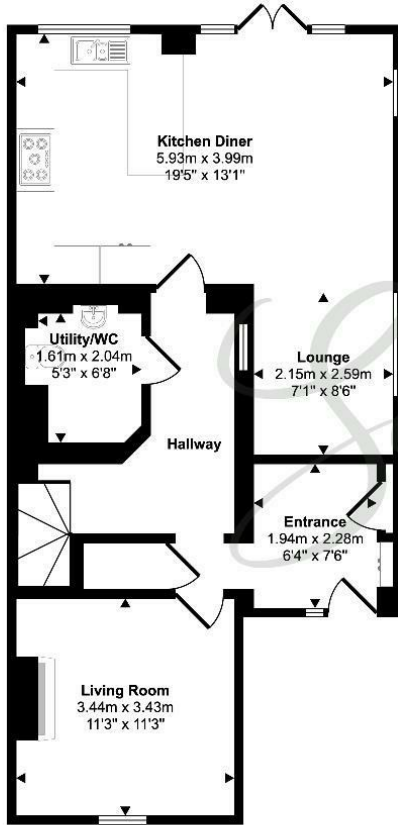
Tenure: Freehold

Council Tax Band: C (approx. £2,149.56 pa – Isle of Wight Council 2025/2026)

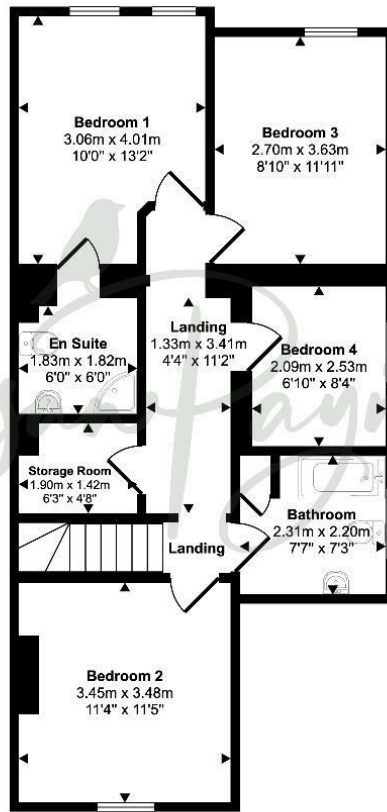
Services: Mains water, drainage, electricity, and oil central heating



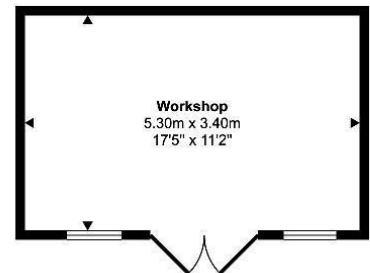
Approx Gross Internal Area
148 sq m / 1597 sq ft



Ground Floor
Approx 66 sq m / 706 sq ft

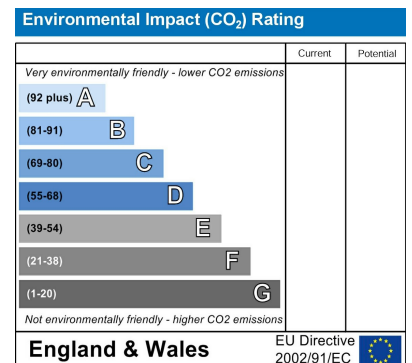
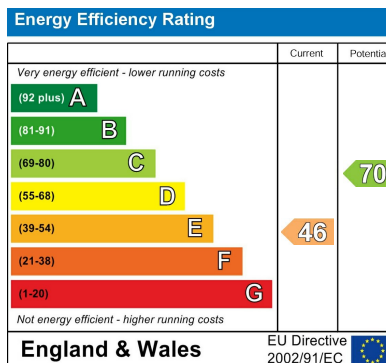


First Floor
Approx 65 sq m / 696 sq ft



Outbuilding
Approx 18 sq m / 194 sq ft

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.



Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.