



Beverley

Castlehaven Lane, Niton Undercliff, Isle of Wight PO38 2NB

£550,000
FREEHOLD



Tucked away in the popular Niton Undercliff, this unique coastguard cottage has been beautifully restored to offer the finest coastal living with incredible, uninterrupted sea views.

- Charming coastal retreat
- One to two double bedrooms
- Sympathetically renovated and maintained
- Beautiful garden and woodland extending to Reeth Bay
- Coastal and downland walks on the doorstep
- 200-year-old coastguard cottage
- Incredible, uninterrupted sea views
- Outbuildings, including an insulated cabin
- Sought-after rural village location
- Off-road parking for 3 vehicles

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



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 in a prime position to offer the coastal lifestyle of dreams, this 200-year-old cottage is situated just moments from the scenic coastline that the South Wight has to offer, with the picturesque St Catherine's Lighthouse in one direction, and the charming rural village of Niton just a short stroll away. Enjoying sea views from every window to the rear aspect, the property is in a prime position to capture the most spectacular sunrises and sunsets as well as dramatic and stormy skies, and even local wildlife, including the resident seal and the dolphins which visit the island each summer, not to mention a front row seat for the famous Round the Island Race. The property has been restored and adapted to suit the lifestyle of the current owners of five years; however still offers plenty of flexibility to adapt to the new owner's specifications. The accommodation comprises an entrance providing access to the cloakroom, utility room, and the kitchen, which leads through to the living room. The living room provides access to the sunroom, main bedroom and the bathroom. Outside, the property benefits from a stunning elevated decking area that occupies the rear façade, offering plenty of space to enjoy the sea views and the sunny south-facing position, and the rest of the garden is laid to lawn with shrubs and fruit trees. An added benefit to the garden is an insulated cabin, plus there is a barbecue area, ideal for hot summer days. The cottage also benefits from driveway parking, two outbuildings and a courtyard to the front of the property.

Beverley commands superb sea views from the rear elevation and is perfectly located to benefit from plenty of local amenities and spectacular coastal rambles along the rugged south-westerly coastline including a nearby walk to the iconic St Catherine's Lighthouse. The property is within easy walking distance to highly regarded pubs including The White Lion and the historic Buddle Inn, favoured by smugglers in years gone by, and the popular village of Niton with its primary school, well-stocked grocery store, and pharmacy are also within easy reach from Castlehaven Lane. Served by Southern Vectis bus route 6 which connects with Newport and Ventnor, Niton is positioned at the threshold of the open spaces of the Military Road which stretches along the exposed south-westerly coastline towards The Needles. Additionally, the bustling seaside resort of Ventnor is located just five miles away 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 containing rare, subtropical plants and trees which thrive on this sunny south coast of the island.

Welcome to Beverley

Tucked away on the popular Castlehaven Lane, the property benefits from a large gravel driveway with a shed and log store that benefit from power and lighting. A pathway leads down to the courtyard and to the front door. The delightful courtyard enjoys sunshine through the day and also offers some shade from the blazing sun during those hot summer months. A wonderful outbuilding can be found here, which offers fantastic potential to be utilised in a number of ways. Currently set up as a potting shed, the space has a 'Butler' style sink with running water and is fitted with power and lighting. A rustic stable door finishes this space.

Hall

A beautiful wooden door opens into the hall, which provides access into the home and to the following rooms:

Cloakroom

Fully equipped with a WC and a wall-mounted hand basin, this space features a window to the side aspect and is enclosed by a wooden door.

Utility Room

Benefitting from a rustic wood worktop with undercounter space for three appliances, including plumbing for a washing machine, this space was formerly the bathroom and offers potential to be adapted back, if required. A window to the front aspect offers views over the courtyard.



Kitchen

Equipped with a beautiful, handcrafted, bespoke kitchen with integrated fridge, the space offers plenty of storage as well as a fabulous electric 'AGA', which not only keeps the room cosy but also offers a fantastic cooking appliance. A window to the front aspect enjoys views over the courtyard, and the space enjoys a neutral tile splashback around the worktops and AGA. Durable luxury vinyl natural plank flooring can be found here, which continues throughout the rest of the home.

Living - Dining Room

Presenting a characterful focal point of the room is a stunning red brick and stone chimney breast with a log burner to keep the room cosy. This wonderful space is flooded with natural light from the French doors to the rear and a window set within a cosy nook.

Sunroom

A step down from the living-dining room is this beautiful sunroom that enjoys a south-facing position with stunning sea views. With a window on either side, a window to the rear and sliding doors out to the decking, this lovely room provides flexibility and could be utilised as a dining room or separate sitting room if required.

Bedroom

Generously proportioned, this fabulous double bedroom enjoys a window to the rear aspect with incredible sea views which can be enjoyed from the comfort of your bed, and a series of fitted wardrobes offering storage and is enclosed with rustic shutters to add character. A further nook with another stunning sea view gives direct access to the decking through a stable door.

Bathroom

Beautifully finished with a matching suite offering a shower over bath with a pale blue tile surround, a WC, and a pedestal hand basin, the space is warmed by a heated towel rail and finished with neutral wall panelling and an extractor fan. The space also features an obscure glazed window to the front aspect.

Garden

The garden is a haven for wildlife, which includes regular visitors, including red squirrels, woodpeckers, country birds and of course the resident seal that can be spotted sunbathing at Reeth Bay below. The garden is mostly laid to lawn with hedging on either side, encouraging the local wildlife. The garden is also fully enclosed by wire mesh fencing. The breathtaking views can be enjoyed all day long, no matter what time of year it is, from the most beautiful sunrises to sparkling blue waters in the summertime, and the fiery winter sunsets, which can be viewed from the elevated decking area or from anywhere in the garden. A fantastic addition to the garden is a wonderful fully insulated cabin. Towards the bottom of the garden, nestled within young fruit trees, is a rustic style barbecue. There is plenty of space for the whole family to gather and take in the peaceful surroundings and incredible changing views on an ebbing tide. From here, the garden continues with a meandering path into a wilding area, which continues down to Reeth Bay (there is no permanent or solid access to the beach currently).

Cabin

Situated in a prime position for the views, this lovely cabin has been insulated and benefits from power and lighting as well as characterful diamond lattice windows and a stable door, to continue the character of the cottage. Benefitting from raw wooden floorboards and white ceiling beams, this space makes for the perfect spot for an art studio or writer's haven, or even a home office. The space is fitted with a series of fitted units with storage.

Parking

A large gravel driveway to the front of the property provides parking for up to three vehicles.



Beverley presents a unique opportunity to acquire a beautifully appointed coastguard cottage set within a sought-after coastal location with uninterrupted sea views. A viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

Tenure: Freehold

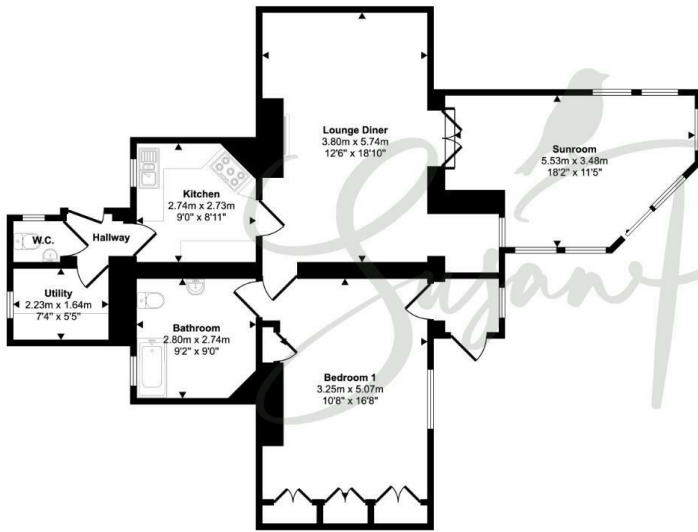
Council Tax Band: B (approx. £1,880.87 pa – Isle of Wight Council 2025/2026)

Services: Mains water, electricity, and private drainage

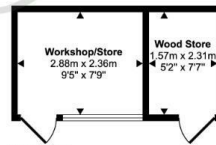
Please Note: In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold for one of the shareholders of Susan Payne Property Ltd.



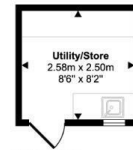
Approx Gross Internal Area
118 sq m / 1267 sq ft



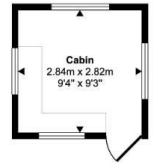
Floorplan
Approx 92 sq m / 996 sq ft



Workshop
Approx 11 sq m / 115 sq ft



Outbuilding
Approx 6 sq m / 70 sq ft



Cabin
Approx 8 sq m / 86 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 Simple 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:

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.