



Clifton

Church Road, Havenstreet, Isle of Wight PO33 4DW



A charming Victorian cottage set within a generous plot in a desirable village location, offering countryside views and exceptional potential to modernise and create a wonderful home.

- Three-bedroom semi-detached period cottage
- First time on the market in nearly 30 years
- Enchanting mature gardens with established planting
- Full of character and period charm throughout
- Convenient for principal towns of Newport and Ryde
- Exciting renovation opportunity with huge potential
- Generous plot with wide frontage and driveway parking
- Rural views towards the Downs and Firestone Copse
- Quiet and desirable village setting
- Countryside and woodland walks on the doorstep

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

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Clifton is a charming period cottage that presents an exciting opportunity for a new owner to modernise and create a wonderful village home. Offered to the market for the first time in almost three decades, the property retains an abundance of character while occupying a generous plot with a wide frontage, attractive gardens and countryside views. While some maintenance has been carried out over the years – including double glazing to the front aspect – Clifton is largely ready for sympathetic updating and refurbishment. The existing accommodation has been extended historically to provide additional living space, and the generous plot offers further scope for improvement, subject to the necessary permissions. Heating has previously come from electric room heaters combining with an open fireplace in the lounge, and there is a gas supply to the property which currently feeds the hot water system. The mature gardens are a particular highlight of Clifton, with established planting and a variety of shrubs and trees creating a private and peaceful setting. From the upper floors there are delightful views over neighbouring rooftops, across the Downs and towards Firestone Copse.

Clifton is located in a quiet and desirable village setting, surrounded by attractive countryside yet conveniently positioned for access to nearby towns and amenities. The area is known for its scenic walking routes, rural charm and strong sense of community, making it a particularly appealing place to live. The nearby countryside offers beautiful landscapes and open green spaces, while the coastline and wider Island amenities are within easy reach. Local shops, schools and transport links are accessible within a short distance, allowing residents to enjoy the tranquillity of village life while remaining well connected.

Welcome to Clifton

Set back with a wide frontage and driveway parking, mature planting and established hedging frame the property beautifully and create a welcoming first impression. Characterful brick paths lead through the front garden to the side, providing access to the conservatory and the rear porch.

Conservatory

The sizeable conservatory is a bright and pleasant space overlooking the garden, and creates a welcoming entrance by incorporating the original front door to the cottage.

Entrance Hall

The original entrance hall provides access to the dining room and stairs to the first-floor.

Dining Room

The dining room is a well-proportioned space ideal for family meals and entertaining. Its central position within the home allows it to connect naturally with both the kitchen and living areas, offering a flexible and sociable environment. A window to the side aspect provides garden views.

Lounge

The lounge is a characterful reception room featuring a traditional open fireplace which forms a charming focal point. A double-glazed window to the front aspect allows natural light to fill the room while offering attractive outlooks over the front garden, with glimpses of the Downs in the background.

Kitchen

The kitchen offers a functional layout with fitted units and worktop space and a window to the side aspect looking over the garden. While usable, it presents an exciting opportunity for modernisation and redesign to create a more contemporary kitchen space to suit a new owners taste.

Porch/Rear Lobby

The porch provides a covered entrance into the home, with the lobby providing space for coats and shoes before stepping through into the main accommodation. Doors lead to the kitchen and bathroom.



Bathroom

The family bathroom is conveniently located on the ground floor and provides scope for updating to create a modern and stylish space.

First-Floor Landing

Stairs rise to the first floor where the landing provides access to the bedrooms and bathroom.

Bedroom One

The principal bedroom is a comfortable double room, perfectly positioned to enjoy views across neighbouring rooftops towards the rolling Downs in the distance. A chimney breast adds character, and there is a useful built-in cupboard that makes the most of the space over the stairs.

Bedroom Two

Historically used as a hobby room, bedroom two is another well-proportioned bedroom offering a pleasant outlook and flexible accommodation for family or guests.

Bedroom Three

A further bedroom that could also serve as a home office or study, with a window to the rear aspect looking over the garden.

Outside

The gardens surrounding Clifton are a particularly appealing feature. The front garden offers an attractive lawn with mature planting, while the wide frontage provides generous privacy and a driveway. To the rear, the garden is a wonderfully established space filled with mature shrubs, trees and seasonal planting. Pathways weave through the garden, creating pockets of interest and quiet areas. Towards the back of the garden, a large further area was once home to a shed, and offers potential for landscaping and improvement, allowing a new owner to create a truly special garden setting to complement the character of the cottage.

In Summary

Clifton presents a rare opportunity to acquire a charming period cottage in a desirable village location with generous gardens, countryside views and exceptional scope to modernise and personalise. With character features, established grounds and huge potential, it offers the chance to create a wonderful long-term home. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Leasehold

Lease Term: 1000 Years from 11 October 1861 (835 years remaining)

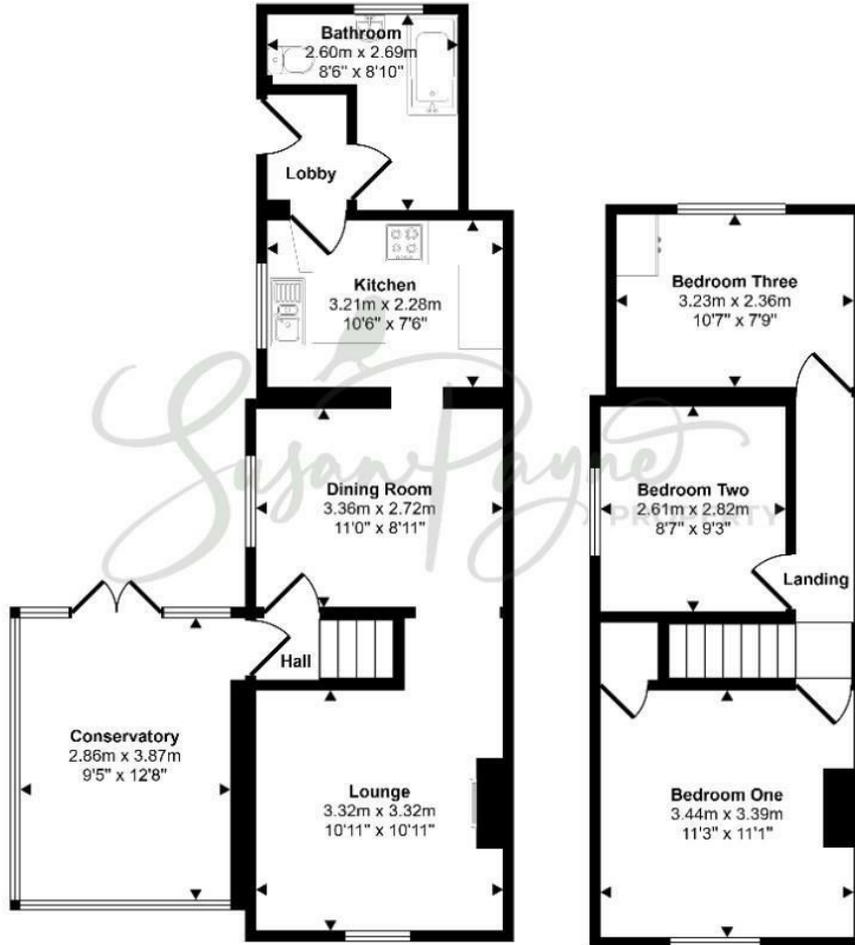
Ground rent and maintenance charge: N/A

Council Tax Band: C (Approx £2,150.68 for 2025/26)

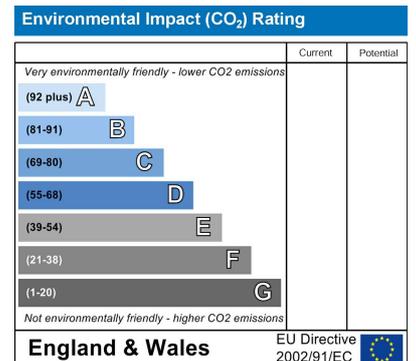
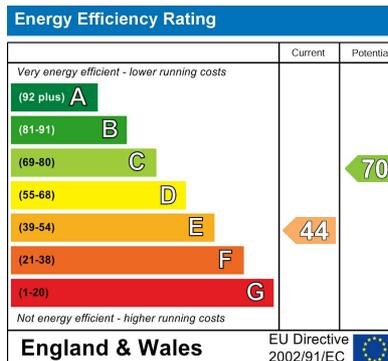
Services: Mains water, gas, electricity and drainage



Approx Gross Internal Area
86 sq m / 924 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.



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