



## **Seagulls, Church Road,**

Binstead, Isle Of Wight, PO33 3SY

**£1,000,000**

'Seagulls' sits in the most idyllic position adjacent to miles of natural coastline and beaches at Binstead. The main building is a stone built detached residence overlooking its 3 acres (approx) of tree-lined paddocks, orchard, pond and gardens. However, you cannot help but naturally allow your gaze to be attracted to the completely uninterrupted views of the sea as it is within just a few yards of the main house and guest house. You will own the beach frontage to mean high water level so launching suitable sailing craft and water sport boats will be part of the everyday lifestyle which this incredible location affords. There is opportunity to modernise and perhaps further develop both the main house and guest house, subject to all the relevant permissions. Outbuildings include a sizeable detached garage, garden store, chicken house and piggeries and clearly there is plenty of space for additions to suit other personal requirements. For land-lovers there are miles of coastal walking routes linking to nearby places of interest and main towns such as Wootton and Ryde. The car ferry at Fishbourne is also accessible via these routes as are the passenger mainland connections at Ryde Esplanade. Ryde town should supply you with your general needs for retail shopping, restaurants, coffee shops, banks and there is a handy local supermarket and post office for essentials. Another larger supermarket in the area does currently offer a home delivery service. Ryde (private) School, the Island's most highly regarded school is also one of the closest to this property and there is a pedestrian short cut via Ladies Walk through Ryde Golf Course. A natural stream forms the boundary between Seagull's acreage and the adjacent manicured tree-lined fairways and greens of Ryde Golf Course which helps to retain the tranquility of this desirable location.

## SUMMARY

- Stunning Waterside Location
- Detached Character Residence
- Beach Frontage Owned to Mean High Water
- 4 Bedrooms in Main House
- Paddocks, Orchard, Pond and Outbuildings

- Opportunity to Modernise/Further Develop
- Ancillary Detached Guest House
- Grounds Extending to 3 acres (approx)
- Uninterrupted Panoramic Sea Views
- No Onward Chain

## SEAGULLS

**Entrance** Front door to:-

**Entrance Hallway** Naturally lit by window to side. Radiator. Tiled floor. Understairs storage cupboard leading through to inner hall. Door off to:-

**Lounge** 28' 1" x 10' 7" (8.55m x 3.22m)

A triple aspect room overlooking the grounds and enjoying uninterrupted views of the sea extending for miles beyond. To the front one overlooks the pond which sits between the house and the boundary sea wall. Feature open fireplace with a wooden surround and a tiled hearth. Four radiators. Recessed downlighters. Archway through to:-

**Sitting Room** 11' 5" x 7' 7" (3.48m x 2.31m)

Double glazed French doors open onto the terrace overlooking the pond and the sea. Fitted book shelving. Two radiators. Archway through to:-

**Dining Room** 11' 5" x 10' 11" (3.48m x 3.32m)

Another seaward facing room overlooking the pond, beach and the sea. Two radiators. Doorway through to larder and kitchen.

**Kitchen** 20' 4" x 10' 10" (6.19m x 3.30m)

A generous twin aspect kitchen with the grounds, pond and sea in full view. Extensive range of wall mounted and base units complemented by work surface and tiling. Twin sink units with mixer taps over. Walk in larder. Electric cooker point. Extractor canopy. Plumbing for washing machine and dishwasher. Wall mounted gas boiler. Double radiator. Space for fridge/freezer. Doors off to gardens. Wood panelled ceiling. Access to loft space via pull down ladder. Door off to:-

**Breakfast Room** 11' 3" x 9' 3" (3.43m x 2.82m)

A south facing room enjoying clear views of the 3 acre grounds. Two radiators. Door off to:-

**Inner Hallway** Turning stairs rising to upper floor. Radiator. Fitted storage cupboard. Door off to:-

**Cloakroom** W/c. Wash basin.

**First Floor Landing** Naturally lit by dormer window with striking views of the 3 acre grounds. Radiator. Access to loft space. Doors off to:-

**Bedroom 1** 14' 8" x 11' 7" (4.47m x 3.53m)

One might call this room the 'crows nest' as lovely close up views of the sea are impossible to avoid. Two radiators. Range of built in wardrobes.

**Bedroom 2** 14' 9" x 11' 2" plus wardrobes (4.49m x 3.40m)

Seaward facing room with the sea literally on your doorstep encouraging exceptional close up views of the sea. The mainland is clearly visible in the distance and a procession of cruise ships and sailing boats will pass as they head for the English Channel. Two radiators. Two double built in wardrobes. Fitted book shelving.

**Bedroom 4** 10' 8" x 10' 7" (3.25m x 3.22m)

Another perfect vantage point to enjoy the uninterrupted sea views. Two radiators.

**Bathroom** The suite includes a free standing claw foot bath with a shower attachment over. Low level w/c. Wash basin. Twin windows overlook the grounds. Radiator.

**Bedroom 3** 12' 0" x 9' 0" (3.65m x 2.74m)

Another twin aspect room ideally designed to overlook the 3 acre grounds and the sea. Radiator.

**En-Suite** The suite includes a shower cubicle, wash basin and low level w/c. Fully tiled walls and floor.

**Grounds, Terrace and Pond** A terrace runs the full width of the rear of the property adjacent to the pond sitting between the house and the boundary sea wall. Sea birds, storks, herons, ducks and geese are regular visitors to this lovely water feature. To the side is another terrace which is a perfect vantage point to sit and enjoy the waterside position. Acreage. The mature grounds extend to some 3 acres overall. An established tree line follows the boundaries from the adjoining woodland and golf course screening the site from the surroundings. More formal gardens surround the house and guest house whilst the remainder is divided into various parcels and paddocks. The paddocks are home to a small flock of Jacobs sheep. There is an orchard populated with various fruit trees.



**Access** From 'Ladies Walk' a gated access and road leads through the woodland bringing you to 'Seagulls' and its wonderful beachside position.

## Outbuildings

**Garden Store** 13' 8" x 12' 5" (4.16m x 3.78m)

A brick built construction ideal for storage of garden equipment and as a potting shed/greenhouse.

**Piggeries** 76' 0" x 9' 2" overall dimensions (23.15m x 2.79m)

A terrace of solidly built outbuildings originally designed to house pigs but more latterly make for extensive store rooms or studios. Electric power and lighting.

**Chicken Coup** A wooden construction with enclosed chicken run.

**Garage** 30' 0" x 11' 11" (9.14m x 3.63m)

A detached garage with an up and over door, power and lighting. Window to rear. Skylight.

**Parking** Parking area to north west entrance.



## Guest House 'Players' - Built 2002

Double glazed front door to:-

**Open Plan Living Space** 31' 10" x 11' 8" overall dimension (9.70m x 3.55m)

**Kitchen** 12' 3" x 11' 8" (3.73m x 3.55m)

Double glazed rear facing window offering lovely sea views extending all the way to the mainland. Matching range of wall mounted and base units complemented by contrasting work surface and tiling. Inset sink unit with mixer tap. Plumbing for washing machine. Integrated dishwasher. Electric cooker point. Tiled floor. Contemporary ceiling lights. Stairs rising to first floor.

**Dining/Sitting Room** 19' 6" x 11' 8" (5.94m x 3.55m)

Twin double glazed windows to both front and rear ensure pleasant views of the grounds, beach and sea. Tiled floor. Extensive range of fitted storage cupboards and shelving. Double radiator. Doors off to:-

**Utility Room** Fitted work surface with space for appliances under. Wall mounted gas combination boiler. Fitted shelving and cupboard. Tiled floor. Consumer unit.

**Bathroom** The white suite includes a panelled bath with shower attachment over and a tiled surround. Pedestal wash basin. Low level w/c. Tiled floor. Double glazed window. Tiled walls. Double radiator. Extractor fan.

**Landing** Naturally lit by double glazed window to side. Leading through to:-

**Open Plan Living Room** 24' 10" x 11' 7" (7.56m x 3.53m)

Double glazed windows to either side overlook the grounds, beach and of course the sea!. Two double radiators. Smooth finished ceiling with contemporary lighting. Double glazed door to rear opens onto a sun deck,

**Sun Deck** 14' 0" x 7' 1" (4.26m x 2.16m)

At first floor height with elevated views of the sea extending for miles beyond. Stairs to garden.

**Bedroom** 11' 7" x 10' 0" (3.53m x 3.05m)

Also twin aspect enjoying lovely views of the grounds and the sea. Double radiator. Smooth finished ceiling. Built in wardrobes and storage cupboards.

**En-Suite** The suite includes a shower cubicle. Low level w/c. Tiled walls and floor. Extractor fan.

**Collect 2 View** If you live in PO33 or PO34 postcode areas don't forget our 'Collect 2 View' service. We will collect you from your home and drive you to view our properties then take you back home again. A complete door to door service! If you are coming from the mainland we can pick you up from Ryde Pier/Hover Terminal and drop you back there after the viewing.

**Services** Unconfirmed liquid petroleum, gas, electric, telephone and mains water.

**Council Tax BAND F**

**Agents Note:** Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



## SEAGULLS



GROUND FLOOR  
APPROX. FLOOR  
AREA 943 SQ.FT.  
(87.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 742 SQ.FT.  
(68.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1685 SQ.FT. (156.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## PLAYERS



GROUND FLOOR  
APPROX. FLOOR  
AREA 442 SQ.FT.  
(41.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 545 SQ.FT.  
(50.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 987 SQ.FT. (91.7 SQ.M.)

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