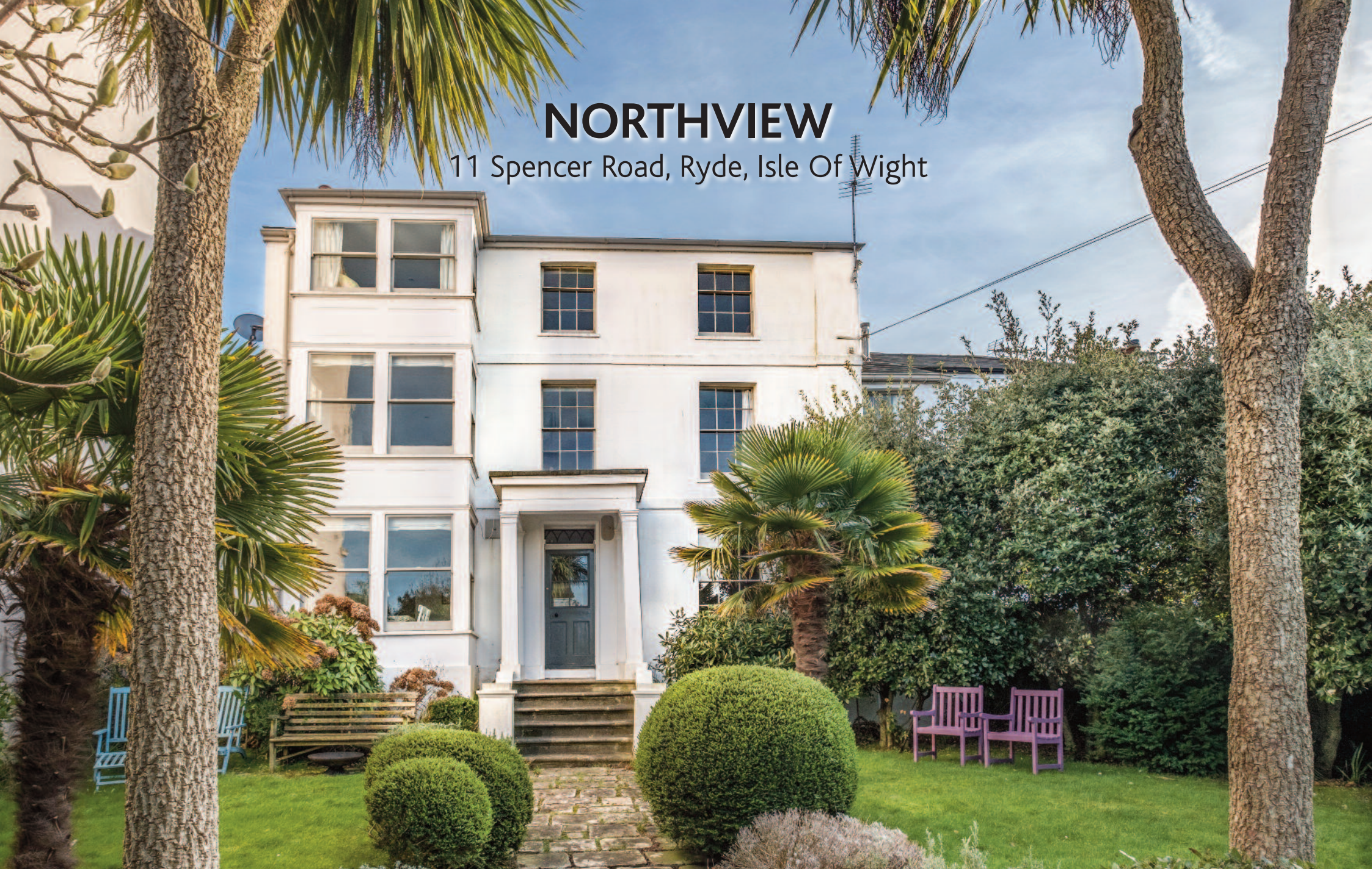


NORTHVIEW

11 Spencer Road, Ryde, Isle Of Wight



COUNTRYHOMES

— Hose Rhodes Dickson —

NORTHVIEW

11 Spencer Road, Ryde, Isle of Wight, PO33 2NY

Ryde 0.1 miles, Newport 7 miles, Cowes 11.5 miles, Fishbourne 3 miles (All distances approximate)

A charming town residence conveniently located in a Conservation Area in sought after Spencer Road and enjoying superb sea views across the wonderful secluded gardens. Northview is a Grade II Listed period house originally old Ryde Farmhouse, one of Ryde's oldest houses dating back to the 1800's and has been extended from the original specification to provide a fine period home. The accommodation is arranged over three floors and offers 5 bedrooms with a small adjoining cottage which can be used as a small separate annexe or incorporated into the main accommodation. Features of the period include staircase, sash windows, fireplaces and painted floorboards. The property can be accessed from Market Street or Spencer Road, with parking for several cars within a gated access from Spencer Road, beyond this is the main area of the garden which is secluded with many mature shrubs and bushes providing a wonderful setting.

Within a few minutes' walk is the Victorian seaside town of Ryde with its boutique and independent shops, cafes and restaurants and a long sandy beach. Ryde School (private) is also within a short walk.

GROUND FLOOR

Steps lead up to the open porch with Tuscan columns and glazed door to:

HALLWAY A bright entrance with sea views enjoyed through the glazed door. Period staircase to first floor. Glazed door to a brick and glazed foyer with door to charming, south facing courtyard garden and leading to a rear access onto Market Street.

SITTING ROOM Gas fired wood burning stove. Two sash windows overlooking rear garden.

KITCHEN With a range of built in base units with tiled work surfaces incorporating a gas hob and electric oven. Stainless steel sink top with mixer tap. Slimline dishwasher. Built-in dresser with shelving and drawers. Sash window looking into pretty courtyard area. Door to Cottage. Opening through to:

DINING ROOM A lovely room with large square bay window enjoying views over the attractive gardens to the sea beyond. Wood burning stove. Fireplace.

UTILITY ROOM Flagstone flooring. Period range to chimney breast with built in cupboards to alcoves either side. Plumbing for washing machine and space for tumble dryer. Butler sink. Potterton gas boiler. Door to:

BOOT ROOM Flagstone floor and shelving.

FIRST FLOOR

LANDING Period sash window enjoying Solent and garden views. Airing cupboard housing the hot water tank. Window to front. Shelving.

BEDROOM 1 A well-proportioned double room with two sash windows with wonderful views over the garden to the Solent beyond. Period fireplace.

BEDROOM 2 A double room with period fireplace and large walk-in square bay window enjoying superb views over the gardens to the Solent beyond. Built-in shelving to recess.

BEDROOM 3 Sash window to Market Street. Wood panelled wall. Door to:

EN-SUITE BATHROOM With bath, pedestal basin and low level wc. Part wood panelled wall. Radiator incorporating towel rail. Sash window to front.

FAMILY BATHROOM Painted wood panelled bath with shower off mixer tap over, period basin and wc. Period fireplace. Window overlooking the front courtyard. Radiator incorporating towel rail.

SECOND FLOOR

LANDING Period sash window overlooking the rear gardens and enjoying stunning views of the Solent.

BEDROOM 4 A double room with sash window again enjoying wonderful views of the Solent.

BEDROOM 5 Period fireplace. Large walk-in square bay window enjoying superb Solent views. Access to loft space.

THE COTTAGE

Door from the courtyard area on Market Street to:

ENTRANCE HALL Flagstone flooring. Door to:

STORE/POSSIBLE KITCHEN Flagstone flooring. Butler sink. Hot water tank. Small window to front.

SITTING ROOM With fireplace and sash window overlooking the gardens. Understairs cupboard and door leading to kitchen of main house.

Door with winding stairs up to the first floor

BEDROOM Sash window overlooking the gardens with sea views. Period fireplace.

BATHROOM With period roll top bath and wc.

HEATING The main house is heated by radiators supplied by the Potterton gas boiler situated in the utility room.

OUTSIDE

Set in wonderful secluded gardens which mainly lie to the Spencer Road side of the house and accessed via wooden gates to the parking area for several cars. Beyond this are the large walled gardens with mature trees and bushes providing screening and privacy. A flagstone path runs through the gardens to the front door. To the rear and leading onto Market Street is a charming south facing courtyard with flagstones and brick and stone walls. A utility courtyard lies on the other side of the entrance foyer with period outbuildings comprising **WORKSHOP** 5.6 m x 2.92m and a woodstore.

COUNCIL TAX Band F

TENURE Freehold

SERVICES Mains water, electricity, drainage and gas. Gas fired central heating.

AGENTS NOTES

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of these statements contained in these particulars as to the property are to be relied on as statements of fact. These particulars do not form part of any contract. Especially if travelling long distances, if there is any point of particular importance, please contact Hose Rhodes Dickson who will be pleased to clarify the information. Floor plans are schematic and are for guidance only. Measurements are approximate. Please note that our photographs depict the property in a furnished condition. On completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale. Details and photographs prepared March 2017



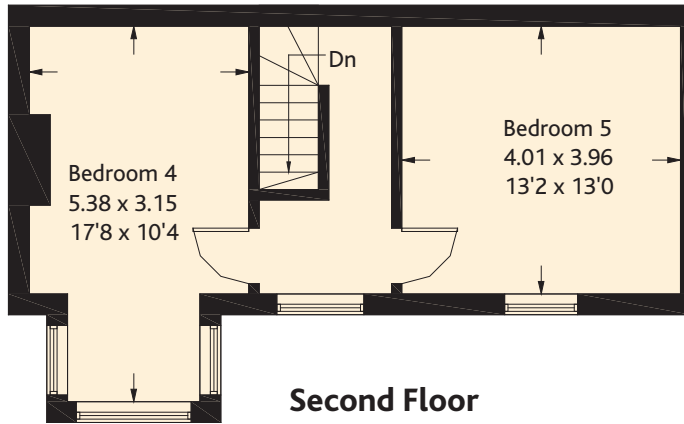
COUNTRYHOMES

by Hose Rhodes Dickson

The Estate Office, 138 High Street, Newport, Isle of Wight, PO30 1TY.

Tel: 01983 538090 or 521144 Fax: 01983 521155

countryhomes@hrdiw.co.uk www.hrdcountryhomes.co.uk



Store / Potential Cottage Kitchen
1.80 x 1.75 / 5'11 x 5'9

Approximate Gross Internal Area = 44.5 sq m / 2632 sq ft (Including Cottage)

