



# PELHAM LODGE

Copsefield Drive, Ryde, Isle of Wight

COUNTRYHOMES

— Hose Rhodes Dickson —



# PELHAM LODGE

Copsefield Drive, Ryde, Isle of Wight, PO33 3AR

Fishbourne 3.3 miles, Newport 7 miles, Cowes 12 miles, Yarmouth 15.3 miles (All distances approximate)

Tucked away in a private road just a few minutes' walk from the beach is this impressive 'country house in the town' offering 6 double bedroom family accommodation in private enclosed gardens. Pelham Lodge was built as a 'Gentleman's Residence' in the 1830's designed for entertaining with all the principal rooms facing west over the secluded lawned garden. The light and spacious living accommodation comprises a generous sitting room with large walk in bay window and full height French doors leading to the private lawned rear garden, kitchen/breakfast room with freestanding units and French doors with steps to a large terrace, a perfect spot for al fresco dining and entertaining, a formal dining room with 2 sets of French doors to the enclosed rear gardens and a living room which makes an ideal snug or playroom. Period features of the property include high skirting boards and high ceilings throughout. Most of the windows and doors have the original wooden Victorian folding shutters. Exposed painted floorboards to most rooms. An ideal family home in a perfect location for the sandy beaches, Ryde School and onward mainland links.

The Victorian town of Ryde with its boutiques and independent shops and coffee shops features one of the longest stretches of sandy beach from Ryde to Appley and on to Puckpool. Stroll along the wide promenade to dine 'al fresco' at the beachside café, The Deli, or award winning beachside restaurant, The Boat House, whilst enjoying the ever-changing view of the Solent.

## GROUND FLOOR

**ENTRANCE HALL** A spacious and welcoming entrance with painted wood flooring and original French doors to the stone terrace and gravelled parking area. Feature arched inset mirror to wall. Built-in cupboard housing the hot water cylinder, (also accessed from living room) Radiator. Door to:

**DINING ROOM** A grand room with two full length glazed French doors to the garden. Feature fire surround. Radiator.

**STUDY** Full length glazed French doors to the garden. Internet point. Telephone point. Radiator.

**SITTING ROOM** A well-proportioned room with feature fireplace and full height glazed bay window with French doors to the garden. Two radiators.

**LIVING ROOM** An ideal secondary reception room/snug with built-in cupboards and window and door to the courtyard. Further built in cupboard housing the hot water cylinder also accessed from the entrance hall. Stable door through to:

**UTILITY ROOM** Original flagstone floor. Window and stable door to the courtyard. Built-in wall mounted units. Wood work surfaces over incorporating sink. Space and plumbing for washing machine. Space and plumbing for tumble dryer. Radiator. High ceiling with spotlights.

**CLOAKROOM** Low level WC. Built-in cupboard. Window.

**INNER HALL** Stairs rising to first floor. Radiator. Door under stairs to a small Cellar, an ideal space for wine storage etc. Steps down to:

**KITCHEN/BREAKFAST ROOM** A large room with French doors out to the terrace and onto the lawned gardens. Freestanding painted wooden base units and vintage sink and drainer unit with sliding doors. Space for range oven. Space and plumbing for dishwasher. Space for freestanding fridge/freezer. Window and stable door to the rear courtyard. Radiator. Space for a large breakfast table.

A secondary set of steps in the hallway lead up to:

**BEDROOM/LIBRARY** A lovely room with built-in shelving to walls and interconnecting door to bedroom 2. Window enjoying views to Ryde pier head. Internet point. Wooden flooring. Radiator..

**HALF LANDING** Leading off from the main set of stairs. High level window allowing plenty of natural light onto the landing. Door to:

**BEDROOM 2** A lovely room overlooking the rear courtyard. Vaulted and beamed ceiling with spotlights. Radiator.

**BATHROOM** Comprising freestanding roll top bath, walk-in rainfall shower and low level push button wc. Sink with large mirror above. Window. Spotlights to vaulted ceiling.

**WC** Built in cupboard and window.

## FIRST FLOOR

Large landing with full height built-in cupboards.

**MASTER BEDROOM** Situated at the end of the hallway, a large room with two window overlooking the gardens. Painted floorboards. Radiator. Door to:

**EN-SUITE BATHROOM** Bath with rainfall shower over and glazed screen. Low level wc, bidet and sink. Cupboard. Window. Large mirror. Radiator.



**BEDROOM 3** Large bay window with built in window seats overlooking the lawned garden. Radiator.

**BEDROOM 4** Again enjoying lovely views over the gardens. Painted wooden floor and built-in cupboards. Radiator.

**BEDROOM 5** Another double with window to front courtyard. Painted wooden flooring. Loft access. Radiator.

**BEDROOM 6** Two built-in cupboards one housing the Vaillant wall-mounted boiler. Window to front. Radiator.

## OUTSIDE

The property is approached via a graveled driveway which provides ample parking and continues through a set of double iron gates to a courtyard area with external shower and door into the utility room. The drive continues to the rear of the property with access to the garage and to the kitchen. The courtyard is sheltered by a stone wall with large grape vine and summer house. Hidden pathway through the grapevine leads onto the levelled lawn passing a blackberry bush and variety of other plants and shrubs.

The beautiful lawned gardens are fully enclosed and surrounded by mature trees. There is a patio area outside the kitchen making an ideal place for al-fresco dining and entertaining. The patio continues along the side of the property.

**HEATING** Gas central heating via the boiler situated in the bedroom.

**COUNCIL TAX** Band G

**TENURE** Freehold

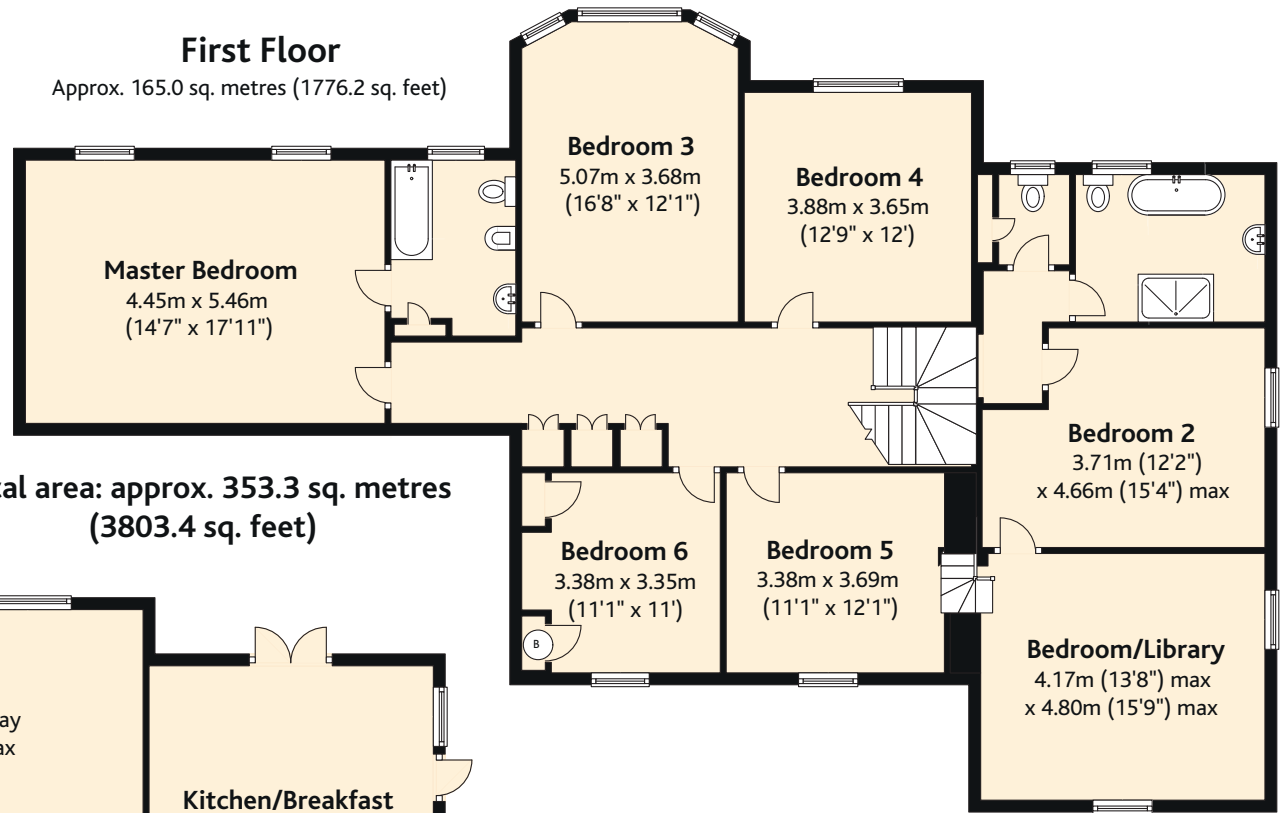
**SERVICES** Mains electric, water, drainage and gas.



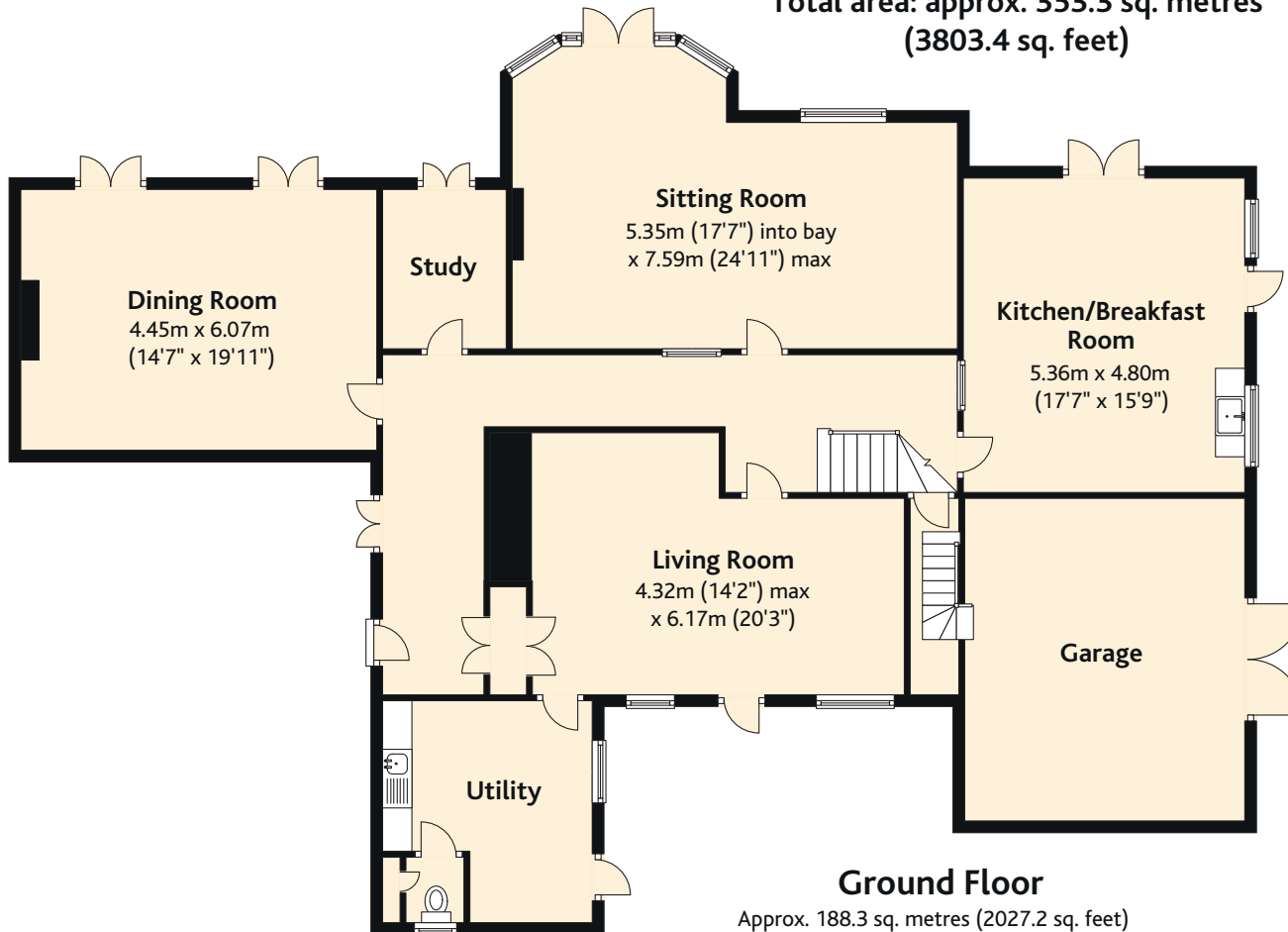


## First Floor

Approx. 165.0 sq. metres (1776.2 sq. feet)



Total area: approx. 353.3 sq. metres  
(3803.4 sq. feet)



## Ground Floor

Approx. 188.3 sq. metres (2027.2 sq. feet)

## 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. September 2017

# COUNTRYHOMES

by Hose Rhodes Dickson

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