

QUARRY HOUSE

Pitts Haven, Pitts Lane, Binstead, Isle of Wight



COUNTRY HOMES

— Hose Rhodes Dickson —

QUARRY HOUSE

Pitts Haven, Pitts Lane, Binstead, Isle of Wight PO33 3SU

Ryde 1.5 miles, Newport 5.8 miles, Cowes 10.5 miles, Yarmouth 16 miles (All distances approximate)

An imposing residence tucked away in this sought after lane within walking distance of Ryde School and set within a good size mature plot of approximately half an acre. The property was completed in 2003 and provides a wonderful family home finished to a high specification throughout. Quarry House offers 6 bedroom accommodation and is on four floors with games room, hobby room, gym and large garage all on the garden level. The generous living accommodation and kitchen are on the next floor and are accessed from a timber walkway at the front of the house. The large master suite, five bedrooms and two bathrooms are on the remaining two floors providing excellent family accommodation. There is a gas central heating system throughout the property and sealed unit double glazed windows. Quarry House is within a short walk of bus stops to Newport and Ryde with lovely coastal walks nearby.

From the driveway and from internal staircase to:

LARGE GARAGE With remote control up and over door. Door to Lobby and Games Room. Door to:

HOBBY ROOM A good size room, ideal for a train set or other hobbies. Two Vaillant boilers.

LOBBY Stairs to ground floor. Built in under stairs cupboard.

GAMES ROOM A fantastic room for teenagers with space for table tennis/pool table or ideal for entertaining space with glazed double doors to the patio area and amphitheatre area. Wood effect flooring. Door to:

GYM ROOM Wood effect flooring.

GROUND FLOOR

Timber walkway to front door with glazed inserts and matching side panels to:

ENTRANCE HALL A welcoming entrance to the house with glazed double doors leading through to the main hall. Door to Cloakroom/WC and door to:

STUDY Fitted with built in desk, cupboards and drawer units. Window overlooking the front.

CLOAKROOM Fitted with a low level WC and pedestal basin. Part panelled walls. Obscured window to front.

HALL An impressive hallway with turned staircase to the landing and stairs to lower ground floor. Built-in cloaks cupboard. Double doors to:

DRAWING ROOM A lovely light room which opens through to the Dining Room creating a large sociable space. Attractive cast stone fireplace with living flame gas fire inset. Glazed French doors to rear balcony which spans the Drawing Room and enjoys views over the private and secluded rear gardens. Opening through to:

DINING ROOM An impressive room with space for a large dining table. Walk-in square bay window with built-in window seating overlooking the secluded rear gardens.

KITCHEN Fitted with cream shaker style wall and base units with solid wood work surfaces over with inset double butler sink with mixer tap. Tiled splashbacks. 'Rangemaster' gas range cooker with double oven and 'Rangemaster' cooker hood over. Integrated fridge and freezer. Integral dishwasher. Glazed display cabinets with concealed lighting. Plinth space heater. Space for table. Window overlooking the front gardens. Tiled floor. Recessed downlighters to ceiling. Door to Morning Room and door to:

UTILITY ROOM Fitted with cupboards and work surfaces matching the kitchen, providing ample storage space. Butler sink. Plumbing for washing machine and space for tumble dryer. Tiled floor. Window to front. Door to side.

MORNING ROOM A pleasant room with glazed French doors to the rear terrace, ideal for al fresco dining and entertaining. Window to side.

FIRST FLOOR

LANDING A spacious landing with window to side. Staircase to second floor. Walk-in airing cupboard with light and shelving.

MASTER SUITE - BEDROOM An impressive double room with space for sleeping area to one end of the room and a seating area and coffee table at the other. Glazed French doors to a rear balcony enjoying views over the rear garden. Large walk-in wardrobe with light and hanging space. Door to:

DRESSING ROOM Two double wardrobes. Window to rear. Space for freestanding mirror. Door to: **ENSUITE BATHROOM** A large luxurious bathroom fitted with a white suite comprising elevated painted wood effect panelled bath with mixer tap incorporating shower over. Built in cupboards each end creating a tiled area around the bath. Large walk in glazed shower with rainfall shower head and riser. Twin pedestal basins with arched mirror and lighting over. Low level WC. LED downlighters and extractor fan to ceiling. Useful corner cupboard with shelving. Underfloor heating. Obscured window to front.

BEDROOM 4 A good double room with square bay window and deep sill overlooking the front. Built in wardrobe.

BEDROOM 5 A light double room overlooking the rear garden. Two built in wardrobes with hanging space and shelving.

BEDROOM 6 A small double/large single room overlooking the front gardens.

BATHROOM Fitted with a white suite comprising painted wood effect panelled bath with mixer tap incorporating shower over. Glazed walk in shower with rainfall shower head and riser. Pedestal basin with arched mirror and lighting over. Low level WC. Underfloor heating.

SECOND FLOOR

LANDING An open, light area with space for a sofa and chair creating a pleasant sitting area for the two bedrooms on this floor. Access to loft space.

BEDROOM 2 A fabulous room flooded with light from the triple aspect windows. This large room has space for a sleeping and sitting area, ideal for a teenager or as a guest bedroom. Built in wardrobe. Under-eaves storage.

BATHROOM Fitted with a white suite comprising painted wood effect panelled bath and mixer tap incorporating shower over. Walk in glazed shower with rainfall shower head and riser. Pedestal basin with arched mirror and lighting over. Low level WC. Part panelled walls. Underfloor heating.

BEDROOM 3 A good size triple aspect room with plenty of natural light. Two built in wardrobes. Built in cupboard.

HEATING

The property has a gas central heating system with radiators throughout, supplied by two Vaillant boilers situated in the Hobby Room.

OUTSIDE

Set in a good size plot of approximately half an acre with mature shrubs and trees and a stone wall bordering the lane. Double steel gates open to a large brick paved driveway and parking area which leads to the **LARGE INTEGRAL GARAGE** with remote control up and over door, light and power. The remainder of the front garden is laid to lawn with mature trees. A timber walkway leads to the front door. The large lawned side garden leads to the rear garden which is surrounded by mature shrubs and bushes giving a feeling of privacy. Timber summerhouse. A wooden gate to semi-circular steps which lead down and create an amphitheatre area around a terrace which is accessed by French doors from the Games Room. Raised flower and shrub borders. There is a further terrace off the Morning Room with glazed French doors, ideal for al fresco dining and entertaining. Outside light and security light.

COUNCIL TAX Band G

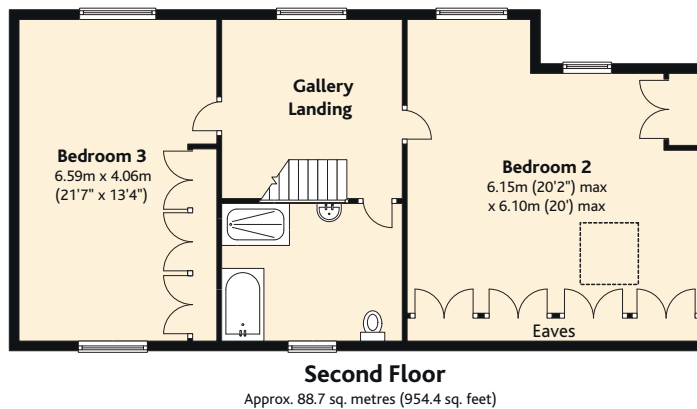
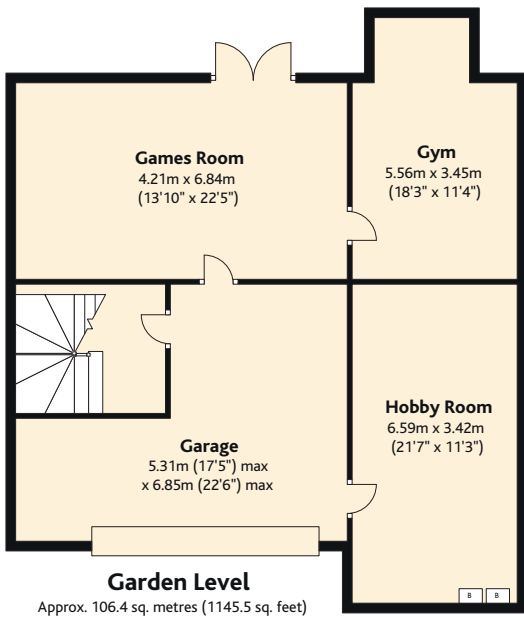
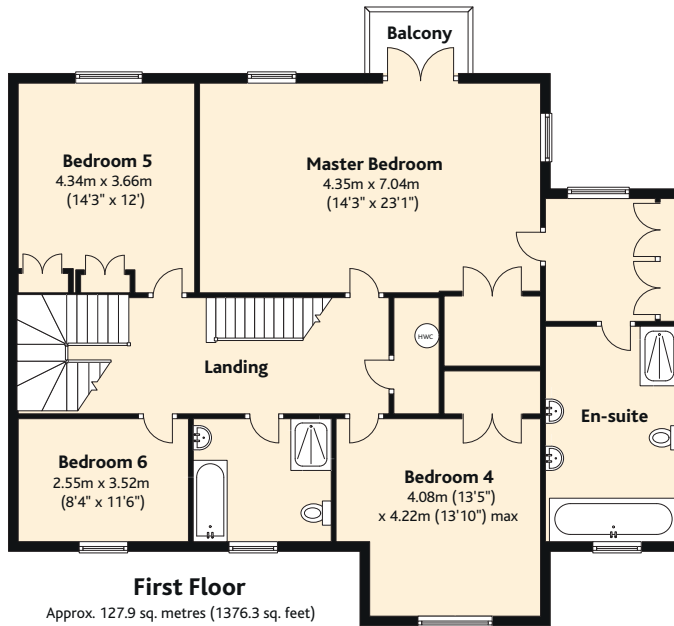
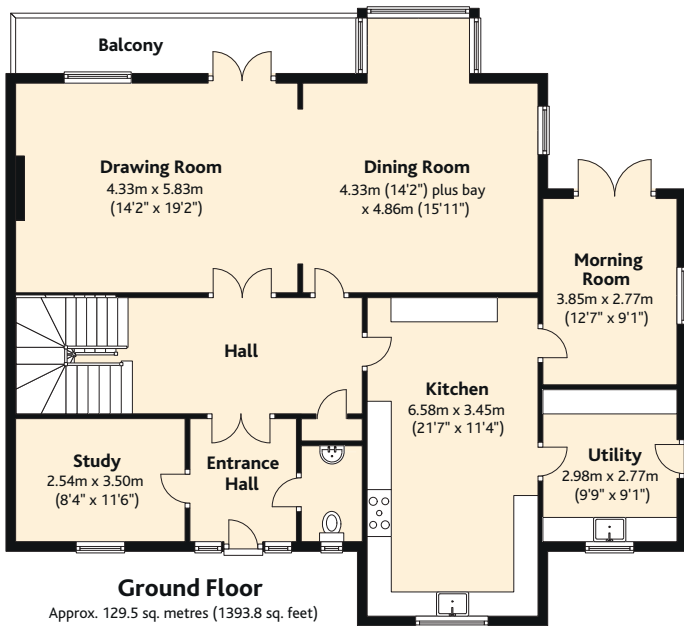
EPC RATING C

TENURE Freehold

SERVICES All mains connected.

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. October 2017.



Total area: approx. 452.4 sq. metres (4870.0 sq. feet)

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— by Hose Rhodes Dickson —

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