



Guide Price £475,000

LULWORTH LODGE, 26 JOHN STREET, RYDE, PO33 2PZ



Seafields

PERIOD CHARM, GREAT CONVENIENCE ... AND SEA VIEWS!

This Grade II Listed Late Regency DETACHED RESIDENCE is located within the very heart of Ryde and yet tucked away and hidden from view. Lulworth Lodge is laid out over 3 FLOORS and offers versatile accommodation depending on one's requirements. In brief, there is a very charming drawing room, separate sitting room, kitchen/breakfast room, 3 DOUBLE BEDROOMS, study/cot room, bathroom and 2 wc's. As well as retaining ample period character features, further benefits include GAS CENTRAL HEATING, very private, pretty WALLED GARDENS plus a deep PARKING BAY with space for at least 2 vehicles. Just moments from the town's shopping centre, Ryde School and amenities, the property is close to Island and mainland transport links and lovely long stretch of beaches.

UPPER GROUND FLOOR:

A few steps up to door to Entrance Hall.

HALLWAY:

Carpeted hall with stairs leading to Garden Level and First Floor. Radiator. Doors to:

GROUND FLOOR W.C.:

Comprising white suite of w.c. and wash hand basin. Sash window to side.

DRAWING ROOM:

15'0 x 13'0 max (4.57m x 3.96m max)

Charming room with curved wall and sash windows to front. Open fireplace with timber mantle. Stripped wood flooring. Radiator.

BEDROOM 3:

14'1 x 11'7 max (4.29m x 3.53m max)

A third double bedroom with sash window to front. Radiator.

GARDEN LEVEL HALL:

Accessed via stairs from the Upper Ground Floor (or from 2 external doors). Tiled flooring. Radiator. Under stairs cupboard. Door to Pantry. Door to side garden. Further doors to:

KITCHEN / BREAKFAST ROOM:

13'9 x 12'4 max (4.19m x 3.76m max)

Country style kitchen comprising solid wood fronted units and work surfaces with inset stainless steel sink unit. Integral 4-ring gas hob and electric eye level double oven. Space for tall fridge/freezer and dishwasher. Radiator. Vinyl flooring. Sash window to front. Part-glazed door to courtyard/garden.

SITTING ROOM:

16'5 x 14'4 max (5.00m x 4.37m max)

A well proportioned yet cosy reception room with parquet flooring, fireplace, radiator, and curved wall with sash window.

FIRST FLOOR LANDING:

Airing cupboard housing hot water tank with immersion fitted. Doors to:

BEDROOM 1:

13'1 x 12'10 max (3.99m x 3.91m max)

Double bedroom with curved front wall and sash windows x 2 offering lovely SEA VIEWS. Radiator. Feature cast iron fireplace.

BEDROOM 2:

13'10 x 10'2 (4.22m x 3.10m)

Double bedroom with sash window to front with sea view. Radiator.

STUDY/COT ROOM:

7'4 x 4'10 (2.24m x 1.47m)

An ideal study/library with sash window to front. Radiator.

BATHROOM:

8'4 x 7'4 (2.54m x 2.24m)

Modern white suite comprising panelled bath with storm and rain showerheads plus screen; vanity wash hand basin and w.c. Wall mounted cabinet. Heated towel rail. Sea views. Vinyl flooring. Sash window to side.

GARDENS:

To the front, either side of the stone entrance steps, there are deep, well stocked flower beds. There is one northerly side enclosed garden which is laid to lawn; plus a southerly flagstone court yard leading to the stone built UTILITY STORE (with plumbing for washing machine) and wall mounted Glow worm gas boiler). Wood store. Stone steps lead to attractive, secluded walled garden which is mainly laid to lawn with central Mimosa tree and bordered with flower beds.

PARKING:

Opposite the property, there is a deep/wide parking bay with space for 2 vehicles. This is on an 800 year lease.

TENURE:

The property is FREEHOLD.

OTHER PROPERTY FACTS:

Conservation Area: Yes

Listed Building: Yes

Council Tax Band: D

EPC: Exempt due to Grade II Listing

Flood Risk: Very Low

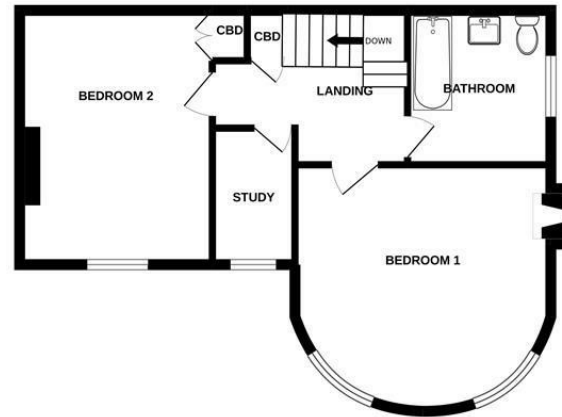
DISCLAIMER:

Whilst every effort has been made to provide accurate information, the details within are not to be relied upon as statements of fact. Not all areas of the house/land have been photographed, and the floor plan/measurements are approximate and not to scale. We have not tested any appliance or systems, and our description should not be taken as a guarantee that these are in working order. Should any alterations be mentioned as having been undertaken within the sellers' ownership, this is not confirmation that necessary consents have been obtained. A buyer should employ a solicitor/surveyor to verify relevant information.

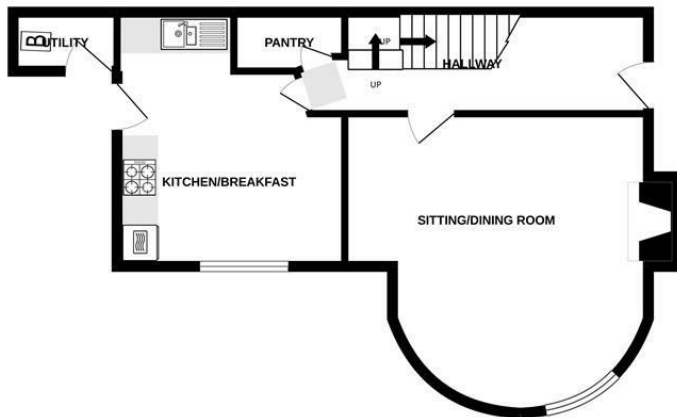
TOTAL FLOOR AREA : 1462 sq.ft. (135.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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1ST FLOOR
483 sq.ft. (44.8 sq.m.) approx.



GARDEN LEVEL
502 sq.ft. (46.6 sq.m.) approx.



UPPER GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.

