Guide Price £535,000

LOGAN ROCK, PUCKPOOL HILL, RYDE, PO33 1PJ

Seafields

Welcome to this exquisite, truly unique DETACHED PERIOD COTTAGE - one of 2 Gatehouses within Puckpool on Ryde and Seaview outskirts - literally a stroll away from the beautiful long stretch of sandy beaches, with The Boat House and The Dell eateries nearby. Logan Rock has recently been extensively upgraded and transformed - the attention to detail and quality being evident throughout the property and beautifully LANDSCAPED GARDENS. The entrance vestibule leads to a cosy snug which in turn opens to the fantastic airy and bright triple aspect open-plan living arrangement incorporating the stylish kitchen, plus designated dining and sitting areas - enjoy stunning garden and SEA VIEWS. There are 2 DOUBLE BEDROOMS plus an additional versatile first floor room - as well as 2 luxury bathrooms. Set within a substantial very private plot, the fabulous landscaped gardens are a particular feature - creating the perfect spot to relax, dine al fresco and entertain - whilst enjoying the seclusion and wonderful outlook. Additional benefits include gas central heating plus AMPLE PARKING to the rear. An easy walk (or short drive) to the sea front of Ryde and Seaview, with their host of amenities, Yacht and Rowing Clubs, plus mainland passenger ferry links. Offered as CHAIN FREE, an internal visit is essential to appreciate this truly UNIQUE RESIDENCE.

ENTRANCE VESTIBULE:
Flagstone flooring with inset coir mat. Double glazed window to front. Double opening doors to 'Utility' cupboard housing space and plumbing for washing machine and tumble dryer. Wall mounted Glow-worm gas boiler. Door to:

SNUG:
A charming, comfortable room with double glazed bay to side. Period style radiators x 2. Door to Family Bathroom. Recessed built-in cupboard housing consumer unit. Luxury laminate flooring. Wide opening into:

OPEN PLAN KITCHEN/SITTING ROOM:
A fabulous spacious and bright triple aspect room with natural light flooding in from the double glazed windows, French doors and 2 large skylight windows. Period style radiators. Continuation of luxury laminate flooring. Recessed down lighters on separate circuits allowing separate section lighting.

Kitchen Area: Quality range of cupboard and drawer units with contrasting work surfaces and inset white ceramic sink unit. Kitchen 'Island' with breakfast bar and further cupboards plus wine cooler. Integral appliances including electric ceramic hob with inset extractor; eye level double oven; dishwasher; tall fridge/freezer. Vaulted ceiling with one illuminated stone wall into the apex.

There is ample space for large dining table and chairs, plus a lovely sitting room with contemporary fire and wall mounted television - both inset into the side wall. Opening to:

INNER HALL:
Carpeted stairs (with pelmet lighting) to first floor. Vertical radiator. Doors to:

BEDROOM 1:
Double bedroom with double glazed window to front. Continuation of luxury laminate flooring. Radiator. Sliding door to:

EN SUITE SHOWER:
Quality suite comprising fully tiled shower cubicle, vanity wash basin and w.c. Extractor. Wall light fittings. Tiled flooring and surrounds in marble effect design. Narrow vertical radiator.

BEDROOM 2:
A second double bedroom with dual aspect double glazed window to side and French doors offering super views over the garden and onto the Solent beyond. Radiator.

FAMILY BATHROOM:
A beautifully appointed luxurious bathroom comprising quality suite of large oval bath with central mixer taps; separate fully tiled shower cubicle, period style wash basin with mirror over; w.c. Large tiled marble effect flooring. Period style radiator. Wall lights. Extractor. Obscured double glazed window to side.

FIRST FLOOR:

STUDY/PLAY ROOM:
A most comfortable versatile carpeted room - ideal as an office, additional sleeping area or a play room - with vaulted ceiling and Velux window offering super sea views. Glazed divide between room and staircase. Inset down lighters. Recessed storage. Radiator.

GARDENS:
Set within a large, very private plot, the beautifully landscaped gardens are a particular feature and a real gardener's delight. Superbly stocked with an array of plants, shrubs, trees and bushes, there are various patio/decked seating areas plus well maintained lawns. Surrounded by greenery, there is also a wonderful outlook across the Solent.

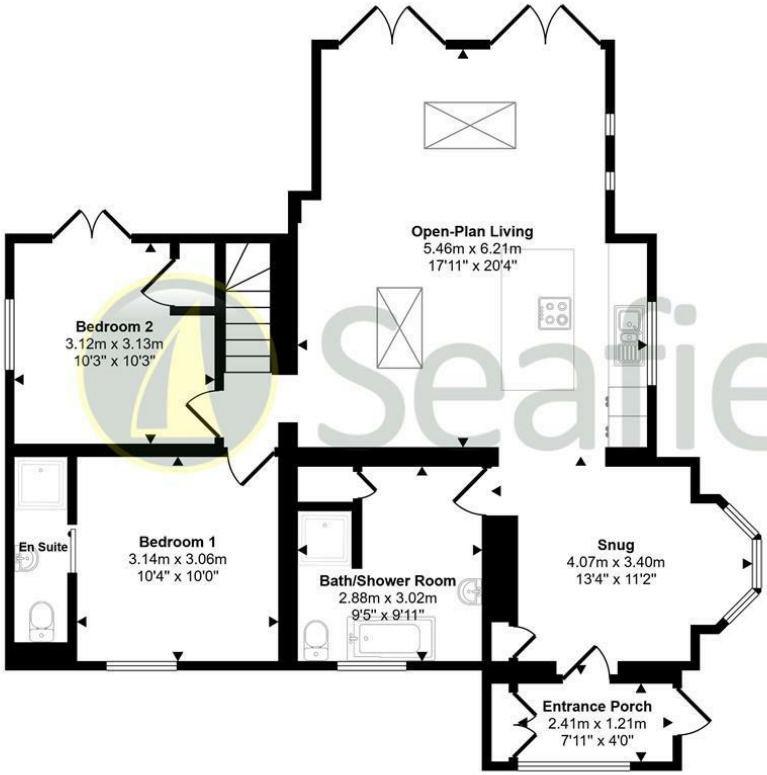
PARKING:
Access across the top of the neighbouring drive leads to large double gates giving entry to the shingled driveway of Logan Rock which offers ample car/boat parking and turning space.

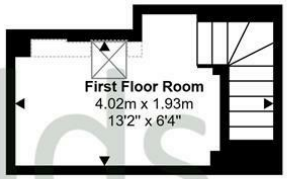
TENURE:
Freehold

OTHER PROPERTY FACTS:
EPC: D (Note: This rating was prior to the extensive upgrading works)
Council Tax Band: D
Conservation Area: No
Listed Building: No
Construction: Stone and Brick
Flood Risk: None
Sellers' Situation: Chain Free

DISCLAIMER:
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area
95 sq m / 1019 sq ft



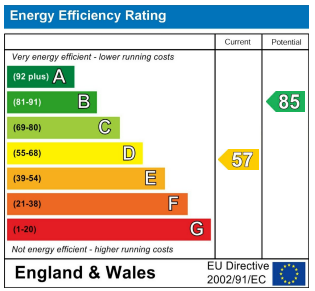


First Floor
Approx 9 sq m / 94 sq ft

Ground Floor
Approx 86 sq m / 925 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tel: 01983 812266 Web: www.seafieldsproperty.co.uk Email: info@seafieldsproperty.co.uk