



PROUDLY PRESENT FOR SALE

26, Roebeck Country Park

Ryde, Isle of Wight PO33 4BP



£75,000
LEASEHOLD



Set in a peaceful and idyllic countryside setting on the outskirts of Ryde, this luxury two-bedroom holiday lodge presents a wonderful opportunity to acquire within an exclusive development of luxury homes, with open plan living and allocated parking.

- Luxury two-bedroom holiday lodge
- En-suite and a family bathroom
- Rural, park setting with woodland and fishing lakes
- LPG central heating and double-glazing
- Fully furnished with integrated appliances
- High quality, modern finishes
- Parking for two vehicles
- Spacious open plan kitchen, dining and living area
- Ideal second home or holiday let
- Close to local amenities, beaches and mainland ferries

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Offering a fantastic rural retreat here on the stunning Isle of Wight, this luxurious lodge offers exceptional attention to detail featuring superb, contemporary finishes with a soft neutral colour palette throughout. This two-bedroom two-bathroom lodge presents a glimpse of the downs from the wrap around terrace plus it is maintained to an extremely high standard by the current owner.

Roebeck Country Park is located on the outskirts of Ryde surrounded by the rural landscape of the Ashey Valley and is a family-owned park that is well-maintained to ensure a flourishing natural environment for residents and local wildlife to enjoy. Despite enjoying a secluded rural setting with countryside walks on the doorstep, the park is conveniently close to a whole host of amenities including boutique shopping in Ryde High Street, restaurants and supermarkets, glorious sandy beaches and mainland ferry links to the mainland.

The accommodation comprises of a wraparound terrace balcony leading to the front door and through to an open plan kitchen, dining area and lounge, Two double bedrooms (one with an en-suite) and a family bathroom.

Welcome to 26, Roebeck Park

Tucked away in a fabulous position within the park, this luxury lodge boasts parking to the front and side as well as a fantastic wood effect, plastic composite, wrap around balcony. Steps up from the grassed area onto the balcony provide access to the front door to the side of the lodge. From the front of the lodge, on the balcony, there are views of the downs in the distance. This lodge provides a unique spot within the area as it stands alone, with one hedgerow to the side, a small timber hut to one side and the rear of another lodge to the front.

Open Plan Kitchen, Diner, Lounge

22'02 max x 19'04 (6.76m max x 5.89m)

From the balcony, through a glass patio door is a fantastic, modern open-plan space with a large integrated door mat and a cloak cupboard to the side. Boasting plenty of natural light from the sliding door and box window at the front of the property, this triple aspect room comprises of a lounge area, dining room space and an enclosed kitchen area. Being fully open plan provides a fantastic social space for family and friends. The lounge area is made up of soft furnishings and a tv surround unit with storage space, including an integrated electric fire to create a cosy atmosphere within this neutrally carpeted space. The apex roof has a number of recessed ceiling lights throughout plus a Bluetooth sound system. In the dining section there is a dining table with a window to the side aspect, behind, plus a modern shelf and storage unit to one side. Two radiators heat this space.

Enclosed by neutral grey base cabinets with raw wood effect kitchen worktop with matching upstand, this fantastic contemporary kitchen comes equipped with many integrated appliances including an oven and microwave, washer dryer, dishwasher, fridge, and freezer. White wall cabinets, with long brushed steel handles, produce extra storage space within the kitchen. An integrated gas hob with a stainless-steel cooker hood providing an extractor fan and light plus there is a stainless-steel sink and drainer with a long neck mixer tap and grey glass wall splashback beneath the window, to the side aspect. The wood effect chevron floor vinyl finishes this space beautifully.

Hallway

This space, from the open plan kitchen, diner, and living space, provides access to the rest of the lodge serving two double bedrooms and a bathroom. The hallway is heated by a single modern radiator and lit by recessed ceiling lights.

Bedroom One

9'06 x 9'01 (2.90m x 2.77m)

Continuing the neutral theme and carpets, this double bedroom boasts a large walk-in wardrobe with a shelf, hanging rail and dressing table plus lighting, a modern shower room, and plenty of storage space. There is a window to the side aspect with a radiator under plus fitted blinds. A television ariel point can be found in this room for a wall mounted television plus a plug socket. The room is dressed with a double bed, two bedside tables plus a stool for the dressing table.



En-Suite

Boasting an obscure glass window to the side aspect, this room comprises of a corner shower unit with a chrome shower head and controls, dual flush w.c and a vanity handbasin with a chrome mixer tap and wall mounted mirror above. The room is finished with wood effect chevron floor vinyl, an extractor fan, chrome heated towel rail and a recessed ceiling light.

Bedroom Two

9'06 x 8'09 (2.90m x 2.67m)

Flooding this room with natural light from the window to the side aspect, this double bedroom comprises of a large walk-in wardrobe with plenty of storage facilities plus lighting. The tall ceilings contain recessed ceiling lights, there is a radiator to heat the room plus a wall mounted mirror. The room is furnished with a double bed and two bedside tables.

Family Bathroom

Comprising of a bath with a chrome shower attachment and controls plus a tongue and groove effect bath panel surround, a vanity hand basin with a chrome mixer tap and wall mounted mirror above, and a dual flush w.c. This bathroom boasts an obscure glass window to the side aspect, flooding the room with natural light plus wall mounted shelves. There is a chrome headed towel rail plus recessed ceiling lights and a wood effect chevron style vinyl to finish this room.

Outside and Parking

The lodge comes complete with a decked terrace area which provides a wonderful sunny, south-facing spot to sit and relax in the tranquil outdoor setting plus there is a grassed area at the front of the lodge to enjoy plus a tall hedgerow that runs alongside. There is parking at the front and side of the lodge and there is additional parking for guests around the park site.

26 Roebeck Park offers a fantastic luxury holiday lodge with an investment opportunity or the chance to enjoy your very own lodge in a unique development, nestled within a beautiful parkland setting and offers a relaxing environment with two private fishing lakes and an ancient woodland exclusively for you to enjoy.

Additional Details

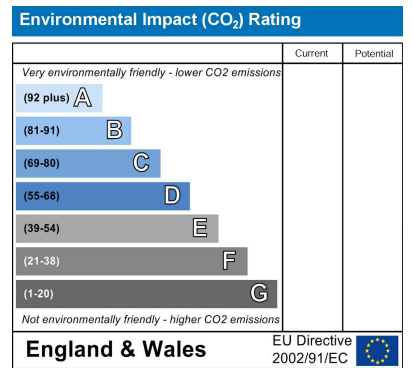
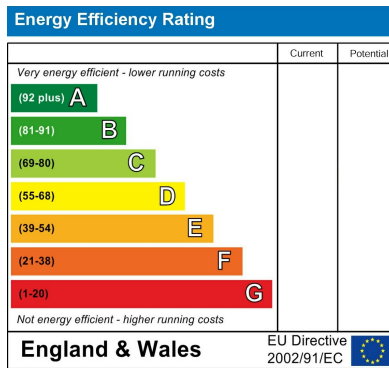
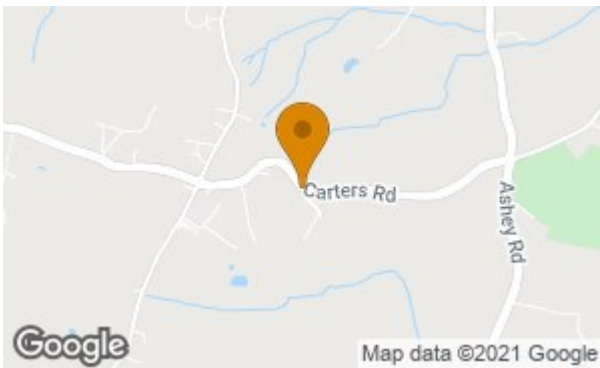
Tenure: Leasehold

Leasehold Term: 47.5 years

Site Fees: Approximately £4455 per annum which includes maintenance, ground rent, refuse collection and sewage treatment.

Pets Allowed: Yes

Services: LPG central heating, electricity, mains water and private drainage managed by the park.



Agent Notes:

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