

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Tulfes

Ashey Road, Ryde, Isle of Wight PO33 4BB



£825,000
FREEHOLD



Situated in a peaceful semi-rural location within a secluded plot, this substantial four-bedroom family home boasts ample living accommodation as well as a two-bedroom self-contained annexe and outbuildings offering plenty of potential.

- Generous four-bedroom detached house
- Three reception rooms and a conservatory
- Set within a spacious, secluded plot
- Double garage, two-storey workshop and driveway
- Semi-rural location surrounded by beautiful countryside
- Attached two-bedroom annexe
- Utility room with a cloakroom
- Landscaped gardens with summer house and hot tub
- Well-maintained with potential for modernisation
- Close to Ryde town centre, beaches and mainland travel links

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Tulfes is set in a quiet, semi-rural location on the outskirts of popular Ryde, and is tucked away within a spacious, gated plot incorporating beautifully landscaped gardens with frequent sounds of the heritage steam train winding its way through the surrounding countryside. Custom built in 1973 by the current owners, this attractive property has been a much-loved, well-maintained family home over the years and is immaculately presented throughout with the potential for modernisation, if desired. The arrangement of accommodation is very versatile and offers an ample amount of living space plus four double-sized bedrooms, yet there are still opportunities for the new owners to reconfigure or convert the range of outbuildings if required (subject to planning permission). Attached to the side elevation, this attractive property has been well-designed to incorporate a two-bedroom annexe providing a perfect solution for a multi-generational family seeking an independent living arrangement. Additionally, a beautiful log-style cabin with a fantastic hot tub is nestled within the rear garden offering the ultimate outdoor living environment or a private work space away from the home. Further sought-after features of this property include a long sweeping driveway providing ample parking space and a separate double garage with an attached two-storey workshop offering huge potential for development.

Offering the best of all worlds, the property is well placed for idyllic walking or cycling routes and is close to many enviable amenities just a 10-minute drive from the property which include Ryde High Street with its boutique shops, supermarkets and a superb choice of eateries. There is a choice of good local schools at primary and secondary level within the area, including the independent Ryde School. Also within a short drive from the property is Ryde Esplanade which provides access to high-speed foot-passenger ferry services to the mainland, and boasts long stretches of sandy beaches with numerous seaside activities such as bowling, laser quest and an open-top swimming pool. Furthermore, the Fishbourne to Portsmouth car ferry service is located within five miles away and regular transport connections across the island are within easy reach with the Southern Vectis bus station and Island Line train line service situated along Ryde Esplanade.

The accommodation in the main house comprises a spacious entrance hall that continues to a generous, L-shaped living room providing the flexibility to arrange as a lounge-diner, and a versatile snug seamlessly connecting with a lobby to the stairwell via an open archway. The living room connects with two further reception rooms including a lovely conservatory with doors to the front garden and a dining room which connects to the rear garden and leads to a large kitchen. Continuing from the kitchen is access to the stairwell lobby and a utility room providing the convenience of a ground floor cloakroom and a separate space for laundry-related tasks. From a galleried first floor landing, four double-sized bedrooms and a family bathroom form the first floor of this impressive family home.

Accessed via the utility room of the main home and an independent entrance door to the front elevation, the accommodation within the self-contained annexe consists of two bedrooms and bathroom, and a living room with a semi open-plan layout with a kitchen.

Welcome to Tulfes

Brick pillars topped with lantern-style lamps give way to secure, double gates opening to a sweeping block paved driveway leading to the house and a gravelled driveway that continues to the garage and workshop. A spacious lawn area borders the driveway which is dotted with a range of well-established trees such as weeping willow, creating dappled shade across the well-manicured lawn, and there is an ornate stone water fountain alongside a crescent-shaped raised flower bed, providing an attractive focal point. Fully-enclosed to provide a private setting, the walled front garden continues to the rear garden through an arched walkway and to the front elevation of this attractive red brick house with decorative leaded windows and a block paved terrace spanning the front of the house. The front terrace provides an approach to the conservatory and to two composite entrance doors to the main house and the attached annexe.



Entrance Hall

10'07 x 8'02 (3.23m x 2.49m)

Welcoming you into this impressive home is a well-presented entrance hall with a deep-ledged bow window to the front aspect and a fresh white interior with a neutral tiled floor providing a gentle contrast. Fitted with an electric heater and a multi-pendant light fitting, this space creates access to a snug and a living room, each via a set of double, obscure glazed doors.

Living Room

23'05 x 8'01 and 14'07 max x 14'01 (7.14m x 2.46m and 4.45m max x 4.29m)

This spacious L-shaped room is divided by a wide open arch creating a sense of separation between the two spaces which provide the freedom to strategically create two different living areas. Dressed with a blue carpet and light blue walls, this room has a series of candle-style wall lights controlled by dimmer switches and there is a characterful open fire with a marble surround to create a cosy warmth to the home during the colder months. Also warmed by two electric heaters, this room includes a television aerial connection, a set of double obscure glazed doors to the dining room and a wide squared opening to the conservatory.

Conservatory

15'07 x 11'04 (4.75m x 3.45m)

Finished with a neutral tiled floor, this elegant space enjoys plenty of natural light and views over the delightful front garden. A set of French doors to the side elevation lead to the front patio terrace and an additional set of French doors with a single door on either side open to the front aspect, providing a sense of bringing the outside in when fully opened. An electric heater and a ceiling fan light are also located here.

Dining Room

14'07 x 10'02 (4.45m x 3.10m)

Strategically placed to connect with the kitchen and living room, this formal dining room enjoys a set of French doors opening to the rear garden with windows on either side. With a wood-effect laminate floor and neutral wall decor, this room has an electric heater and a multi-pendant light shade and two matching wall lights. A television aerial connection is also located here.

Kitchen

19'03 x 10'10 max (5.87m x 3.30m max)

Fitted with a light wood-effect vinyl floor complemented by a white wall decor this large kitchen offers space to accommodate a breakfast table and has a range of white base and wall cabinets providing a combination of cupboards, drawers and tall larder style units. With blue splashback tiling, a dark granite countertop incorporates a 1.5 stainless steel sink and drainer and an electric four-ring hob with a cooker hood over. Other cooking appliances include an integrated grill oven and a double electric oven conveniently fitted in an elevated position. Additionally, there is an integrated dishwasher and the cabinets have been designed to house an American-style fridge freezer with storage cabinets above. Lit by two ceiling strip lights and natural light from two windows to the rear aspect, this room also includes panel doors to the dining room, stairwell lobby and a utility room.

Utility Room

11'03 x 6'04 (3.43m x 1.93m)

Continuing with the flooring from the kitchen, this room has mid-height tiled walls in neutral green and white tones and has a window as well as a partially glazed door to the rear garden. Fitted with an electric heater, this room has space and plumbing connections for a washing machine alongside a fitted white base cabinet which incorporates a butler sink. Additionally, there is an obscure glass ceiling light, a recessed wall cupboard, and panel doors to a cloakroom and the annexe.



Cloakroom

The decor from the utility room continues into this convenient cloakroom which is fitted with a low-level w.c. and a wall-mounted corner hand basin with a storage cabinet above. Featuring an opaque glazed window to the rear aspect, this room also has a half-sphere wall light shade and a white heated towel rail.

Snug

19'03 x 13'03 - including stairwell lobby (5.87m x 4.04m - including stairwell lobby)

With a wide, open archway providing a seamless connection with the stairwell lobby, this room provides a further versatile space to be used for multiple purposes and is dressed with a light green carpet and complementing wall decor. Illuminated by recessed spotlights and four coordinating wall light shades, this area includes a television aerial connection and a wooden staircase with a spindle balustrade, ascending to the first floor. Also located here is an electric heater, substantial built-in storage cupboards at the bottom of the stairs and a panel door to the kitchen.

First Floor Landing

Edged with a natural wood spindle balustrade, this spacious galleried landing enjoys natural light from a window to the front aspect with an electric heater beneath and there is an elegant chandelier light suspended from the ceiling. With the soft, light green carpet continuing from the staircase, this area also includes a series of panel doors to the four bedrooms and the bathroom, plus a ceiling hatch providing access to a boarded loft space.

Bedroom One

14'07 max x 12'10 max (4.45m max x 3.91m max)

Fitted with soft blue carpet and an ample range of built-in wardrobes, this bedroom enjoys natural light from a large window to the front aspect and there is an electric heater to keep the room cosy. Neutrally decorated, this room also includes a pendant light fixture and a television aerial connection.

Bedroom Two

13'04 x 9'09 (4.06m x 2.97m)

Again, with a window to the front aspect allowing for natural light, this room has a green carpet and a neutral wall decor. Fitted with an electric heater and a pendant light fixture, this room also has fitted over-the-bed wardrobe storage.

Bedroom Three

11'05 x 9'03 (3.48m x 2.82m)

Neutrally decorated including a cosy carpet, this bedroom provides a built-in wardrobe unit spanning one of the walls and there is a large window to the rear aspect with an electric heater beneath. A pendant light fitting is also located here.

Bedroom Four

10'10 x 9'02 (3.30m x 2.79m)

Dressed with a soft neutral carpet and coordinating wall decor, this fourth double bedroom benefits from built-in wardrobes, providing ample storage space and a water cylinder. An electric heater and a pendant light fixture are also located here.

Family Bathroom

With an opaque glazed window to the rear aspect, this space is fully tiled in contrasting grey tones and features a large double-ended bath with a vintage-style mixer tap incorporating a showerhead fixture. The bath also includes a separate shower over with coordinating vintage-style fixtures. Incorporating a hand basin within a dark granite countertop and inset mirrors, a fitted white unit spans one of the walls and provides ample storage cupboards housing a heated towel rail and a double socket point. A round flush ceiling light and a low-level w.c. are also located here.



The Annexe

This attached, single-storey self-contained annexe can be independently accessed via an entrance door to the front of the property and internally, via the utility room within the main house.

Living Room

18'05 max x 14'0 (5.61m max x 4.27m)

Decorated with a neutral wall decor and a green carpet which continues to the bedrooms, this room enjoys two windows to the front aspect and has two pendant light fixtures as well as two half-sphere wall light shades. An open arch provides a connection to an area with a series of panel doors to each of the two bedrooms and a bathroom. A television aerial connection and electric heater are also located here.

Kitchen

11'04 x 6'07 (3.45m x 2.01m)

This kitchen area is fitted with a range of wooden base and wall cabinets which provide an integrated fridge and double electric oven, plus ample storage space within cupboards, drawers and shelving. A tiled countertop with a coordinating splashback incorporates a composite sink and drainer and an electric hob with a cooker hood over. A neutral vinyl floor and round flush ceiling light are also located here.

Bedroom One

11'0 x 10'11 max (3.35m x 3.33m max)

Benefitting from an ample amount of built-in wardrobes, this neutrally decorated double bedroom has a window to the rear aspect and an electric heater to provide warmth. Fitted with a pendant light fitting, this carpeted space also has a neutral wall decor and a television aerial connection.

Bedroom Two

7'10 x 6'07 (2.39m x 2.01m)

Neutrally decorated, this single-sized bedroom features an obscure glazed internal window which ports natural light from the living room and there is a built-in wardrobe. This carpeted room also includes a pendant light fixture.

Bathroom

Fully tiled in contrasting green and neutral tones, this bathroom has a bathtub with an electric shower over and a matching white sanitaryware suite comprising a pedestal hand basin and low-level w.c. with a recessed wall cupboard above. Lit by a round flush ceiling light and a wall strip light, this room also includes an extractor fan and a chrome heated towel rail.

Rear Garden

Continuing around the side of the property from the front garden, the well-manicured rear garden is also laid to lawn with a range of well-established trees such as an apple tree and an upper terraced level bordered with mature hedging. Providing a delightful seating spot, a blocked paved terrace spans the width of the property and provides access to a side gate and two external taps. The rear garden also boasts a high-specification summer house complete with a wrap around, sheltered decked terrace hosting a luxurious hot tub, providing the ultimate outdoor spa experience!

Summer House

14'06 x 10'09 (4.42m x 3.28m)

This sizable, quality-built summer house enjoys dual aspect windows and a glazed entrance door from the terrace. Internally, there are beautiful composite wood-effect finishes as well as a range of fitted storage cabinetry incorporating a desk space. Benefiting from power and lighting, this versatile space also includes an electrical consumer unit and a telephone/internet point.



Garage

29'06 x 18'10 (8.99m x 5.74m)

A paved pathway from the garden leads the way to the garage via a side glazed entrance door.

Fitted with an electric roller door opening to the gravelled driveway, a brick-built double-sized garage has a blocked paved floor and benefits from power and lighting. Lined with composite wood-effect cladding, this space also has fitted shelving at the back and two windows to the side aspect.

Workshop

37'07 x 17'01 (11.46m x 5.21m)

Attached to the garage building, this generous two-storey space currently provides a fantastic workshop and includes power and lighting. With a practical concrete floor, the workshop also has fitted cabinets at the back of the space and there is a wooden ladder providing access to the mezzanine level.

Situated within a quiet semi-rural location, Tulfes has been lovingly owned by the current family since it was constructed and is now ready for a new family to appreciate its excellent location and a generous amount of flexible accommodation. An early viewing is highly recommended with Susan Payne Property.

Additional Details

Tenure: Freehold

Council Tax Band: D

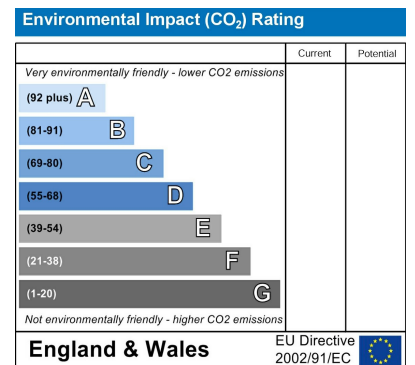
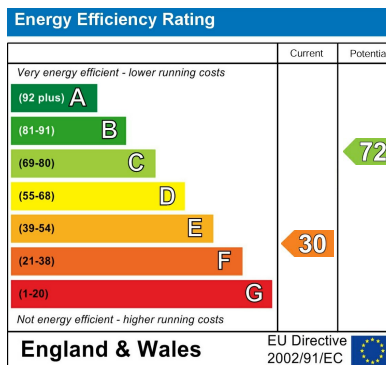
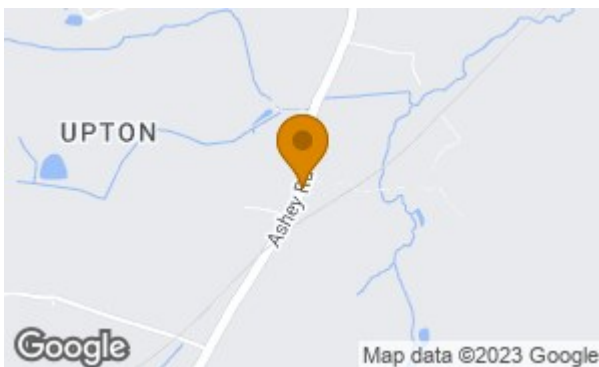
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