

# Tulfes

Ashey Road, Ryde, Isle of Wight PO33 4BB



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, well-established secluded plot
- Double garage, two-storey workshop and driveway
- Semi-rural location surrounded by beautiful countryside
- Attached two-bedroom annexe
- Further potential for development of outbuildings
- Landscaped gardens with summer house and hot tub
- Well-maintained and presented throughout
- Close to Ryde town centre, beaches and mainland travel links

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Tulfes is a peaceful semi-rural property on the outskirts of Ryde, set within a spacious, gated plot with landscaped gardens and the sounds of a heritage steam train passing by. Built in 1973 by the current owners, this well-maintained home offers flexible living spaces, four double bedrooms, and potential for modernisation. The property includes a two-bedroom annexe, ideal for multi-generational living, and a log-style cabin with a hot tub, perfect for outdoor living or a private workspace. Additional features include a long driveway, ample parking, and a separate double garage with a two-storey workshop, offering further potential. Accommodation comprises in the main house of a spacious entrance hall, a generous living area, dining room, snug, kitchen, separate utility room and cloakroom, a conservatory and a lobby with a staircase to the first floor, which consists of a large landing, four double bedrooms and a family bathroom. The annex is also well proportioned, featuring a living room, kitchen, two bedrooms and a bathroom.

There are also exciting opportunity to reconfigure the property and outbuildings with the potential...

To run a small business from home: Tulfes has a 2 story workshop with B2 industrial use planning permission, perfect for a cottage industry, an Artisan or a new fledgling business, and the sizable garage adjoining the workshop would give ample storage for products. There is even a fully fitted office in the garden chalet, perfect for meetings and administrative work.

For a passive income stream: The Workshop and garage at Tulfes could be converted into further accommodation and let out as living space or even holiday accommodation. This would of course be subject to planning permission and building regulations.

As a further development opportunity: The overall plot at Tulfes is sizable - it's possible that the workshop and garage could be separated and converted into another residential dwelling, splitting the site into two residential houses. Again, this would be subject to planning permission and building regulations.

This property offers the perfect balance of country living and convenient lifestyle, with scenic walking and cycling routes nearby and Ryde High Street just a 10-minute drive away, offering boutique shops, supermarkets, and a range of dining options. Local primary and secondary schools, including the independent Ryde School, are within easy reach. Ryde Esplanade, also a short drive away, provides access to high-speed foot-passenger ferries to the mainland, sandy beaches, and various seaside activities. The Fishbourne-Portsmouth car ferry is just five miles away, with excellent transport links via Southern Vectis bus services and the Island Line train at Ryde Esplanade.

### Welcome to Tulfes

Approached via brick pillars with lantern lamps and double gates, Tulfes is set within beautifully landscaped grounds. A sweeping block-paved driveway leads to the house, with additional access to the garage and workshop. The front garden features a well-maintained lawn, mature trees, and a charming stone water fountain. A walled garden provides privacy and leads to the rear, offering a terrace, conservatory, and entrances to both the main house and attached annexe.

### Entrance Hall

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

A welcoming space with a bow window, neutral tiled floors, and access to the snug and living room via double 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 offers flexibility with two distinct areas. Featuring a cosy open fire, wall lights, and doors to the dining room and conservatory.

### **Conservatory**

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

Filled with natural light, this elegant room connects to the front patio, bringing the outdoors in. French doors open to the garden, and it is equipped with an electric heater and ceiling fan.

### **Dining Room**

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

Connected to both the living room and kitchen, the dining room has French doors leading to the rear garden and is complete with a wood-effect laminate floor and electric heater.

### **Kitchen**

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

A well-sized kitchen with space for a breakfast table. It includes white base and wall cabinets, granite countertops, integrated appliances, and a rear-facing window.

### **Utility Room**

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

Fitted with space for a washing machine, butler sink, and additional storage. It also provides access to the cloakroom and annexe.

### **Cloakroom**

The decor from the utility room continues into this convenient cloakroom which is fitted with a low-level WC and a wall-mounted corner hand basin with a storage cabinet above.

### **Snug**

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

A versatile room with light green carpet and recessed spotlights, ideal for various uses. It includes a wooden staircase leading to the first floor.

### **First Floor Landing**

A spacious galleried landing with natural light and access to four bedrooms and the family bathroom.

### **Bedroom One**

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

A spacious room with soft blue carpet, built-in wardrobes, and natural light from a large front-facing window. It includes an electric heater, pendant light, and TV aerial connection.

### **Bedroom Two**

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

This room enjoys front-facing light, with a green carpet, neutral decor, and fitted wardrobe storage above the bed. It also has an electric heater and pendant light.

### **Bedroom Three**

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

A neutrally decorated room with built-in wardrobes and a large rear-facing window. It features an electric heater and pendant light fitting.

### **Bedroom Four**

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

A fourth double bedroom with soft neutral carpet, built-in wardrobes, and a water cylinder. It also includes an electric heater and pendant light fixture.



### **Family Bathroom**

Fully tiled, featuring a double-ended bath with a shower, hand basin, and low-level WC.

### **The Annexe**

A self-contained, single-storey annexe with a private entrance. It includes a living room, kitchen, two bedrooms, and a bathroom.

### **Rear Garden**

A manicured garden with lawn, mature trees, and a paved terrace. A high-spec summer house with a luxurious hot tub offers a perfect outdoor retreat.

### **Summer House**

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

A quality-built space with power, lighting, and fitted cabinetry, ideal for a home office or leisure space.

### **Garage (8.99m x 5.74m) & Workshop (11.46m x 5.21m)**

A double garage with electric roller doors, power, and lighting, plus a two-storey workshop with a mezzanine level, which could offer a huge amount of further potential, subject to any necessary permissions.

Tulfe's is a substantial property, set in a quiet semi-rural location, offering a generous and versatile family home ready for a new owner to appreciate its charm, excellent location and potential. Viewing is recommended with sole agent Susan Payne Property.

### **Additional Details**

Tenure: Freehold

Council Tax Band: D

Services: Mains water and private drainage, electricity.



Please note these floorplans are not to scale - for visual purposes only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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