



*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE

# Iris Cottage

6 Priors Walk, St Johns Road, Ryde, Isle of Wight PO33 2RL



**£240,000**  
FREEHOLD



Iris Cottage is a detached 1920s mews house, which underwent a significant renovation in 2017, brought up to date throughout in a beautiful style while retaining its original period character.

- Detached, two-bedroom character mews cottage
- Retains the original period charm of the building
- Modern, open-plan lounge/diner/kitchen
- Gas central heating and double glazing
- Walled courtyard garden with terrace and lazy-lawn
- Completely renovated and upgraded throughout
- Private, tucked away location set back from the road
- Fantastic location in the heart of Ryde
- Light and bright, with fresh, neutral decor
- Close to 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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Immaculately presented throughout, Iris Cottage offers an enviable blend of period character and contemporary décor and finishes. Presented in a soft, neutral scheme throughout, the property has a light and bright ambience, and, occupying the entire ground floor, the modern, open-plan lounge/diner/kitchen creates a wonderfully social space at the heart of the home. Further property features include two double-bedrooms and a well-appointed bathroom on the first floor, and a private, low-maintenance courtyard garden which wraps around the property.

Iris Cottage is tucked away off of St Johns Road in a secluded yet convenient location in the centre of town. Ryde town centre amenities include boutique shops, a superb choice of eateries and a local cinema, and just a ten-minute walk from the property is Ryde seafront which boasts long stretches of fine golden sand. Another benefit of being so close to the Esplanade is having easy access to high-speed foot passenger travel to the mainland with Wightlink's catamaran service and the Hovercraft which only takes 10 minutes to cross the Solent. Additionally, the Fishbourne to Portsmouth car ferry service is located just 3.4 miles away from the property. Regular public transport connections across the Island are also within easy reach with the Southern Vectis bus station and Island Line train service located on the Esplanade.

### **Welcome to Iris Cottage**

From St John's Road, a gated driveway leads into Priors Walk, with a secure gate giving access to Iris Cottage. Sandstone paving leads up to the charming yellow-brick façade of the cottage, with a smart black composite door creating a welcoming entrance.

### **Lounge/Diner/Kitchen**

*17'5" x 22'4" reducing to 15'5" (5.33m x 6.83m reducing to 4.70m)*

A fabulous, social space, this large room has twin aspect glazing which fills the room with natural light, fresh white décor and beautiful, high-quality laminate flooring. On one side is the kitchen, featuring glossy cream cabinets which offer an abundance of storage and are complemented by wood-laminate worktops. Integrated appliances include a washing machine, dishwasher, fridge-freezer, an oven and a gas hob with a matching extractor hood. This large, flexible space, provides a blank canvas to configure furniture and layout preferences, with plenty of space for a sofa or two and a dining area. In the far corner of the room there is a large storage cupboard which houses the consumer unit, and further storage space can be found in the under stairs nook.

### **First Floor Landing**

An attractive turning staircase leads up to the first-floor gallery landing, with a Velux window filling the stairwell with natural light. A hatch gives access to a large loft space, which benefits from a pull-down ladder. Oak doors lead to both bedrooms and to the bathroom, and to a useful airing cupboard, which is also home to the Glow-Worm combi boiler.

### **Bedroom One**

*14'4" x 7'4" (4.37m x 2.26m)*

The primary bedroom is a good-size double room with white décor, a plush grey carpet, a ceiling fan/light and a window to the front aspect looking over similar period properties.

### **Bedroom Two**

*10'7" x 9'6" (3.25m x 2.90m)*

Another well-proportioned double bedroom, with a window to the front aspect with rooftop views, a ceiling fan/light, fresh white décor and a soft grey carpet.



### **Bathroom**

The white bathroom suite comprises a full-size bath with mixer tap, walk-in shower featuring bi-fold doors with deluge and regular shower heads, contemporary pedestal basin with mixer tap, and a dual flush WC. The bathroom is also fitted with a heated chrome towel rail and has a Velux window. Modern white and light grey tiles complement the fresh white walls.

### **Outside**

Wrapping around two sides of the cottage, the garden is very secluded and has an original tall brick wall to one side, which enhances privacy, and a high-quality fence to the other. A beautiful sandstone terrace combines with a lazy-lawn to create a low maintenance outside space, perfect for seating or al-fresco dining.

Iris Cottage presents a rare opportunity to purchase a detached period home, updated to contemporary standards throughout, and set in an extremely convenient central location. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

Tenure: Freehold

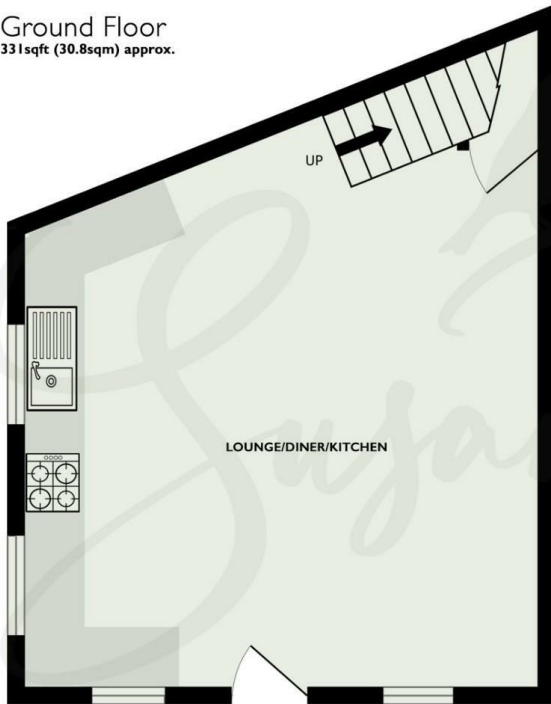
Council Tax Band: B

Services: Mains water, gas, electricity and drainage

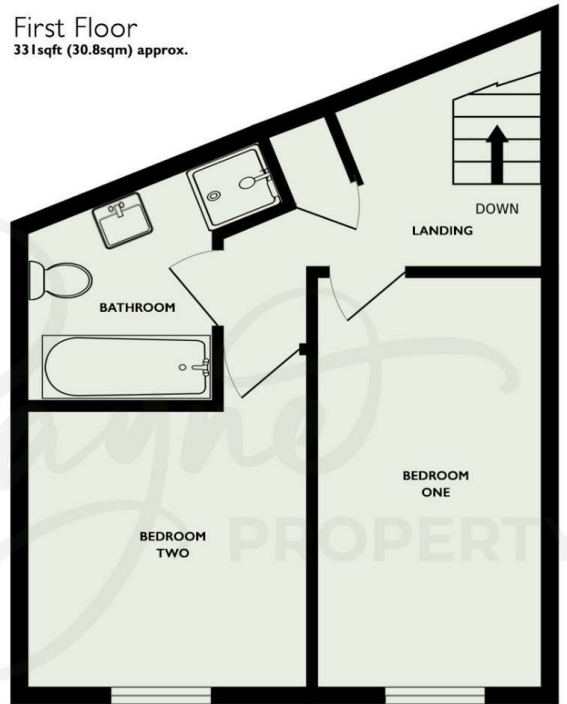
Parking: Loading/unloading is permitted in Priors Walk, limited to 20 minutes.



**Ground Floor**  
331sqft (30.8sqm) approx.



**First Floor**  
331sqft (30.8sqm) approx.



TOTAL FLOOR AREA: 663 sq.ft. (61.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agent Notes:**

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