



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE



2, Ryde Mews, Binstead Road

Ryde, Isle of Wight PO33 3NJ

£195,000
FREEHOLD



Tucked away in a convenient and popular location, this appealing two-bedroom mews cottage is well arranged and benefits from an allocated parking space and private garage.

- A two bedroom well presented property
- Ideal investment opportunity
- Double glazed leaded windows throughout
- Desirable location close to village amenities
- Modern Shower Room
- Generously proportioned lounge/diner
- Gas central heating
- Garage and two allocated parking spaces
- Very close to excellent travel links
- An absolute must view

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

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This charming mews cottage, believed to have been part of the original stables for nearby Stone-Pitts house, is constructed from beautiful real stone, topped by a gambrel roof. Converted into cottages circa 1960, the property benefits from gas central heating and leaded double glazed windows throughout. This open plan and spacious accommodation could provide a purchaser with an appealing holiday home or let. Close by, 'Ladies Walk' footpath provides opportunities for picturesque strolls, as it cuts through Ryde golf course and leads onto Binstead beach and the tranquil and historic sites of Binstead Holy Cross Church and Quarr Abbey.

Enjoying a quiet off road location on the border of Binstead village, this lovely home is perfectly situated less than two miles from the popular seaside town of Ryde, which boasts expansive sandy beaches, independent boutique shops and an exciting range of restaurants and bars. Binstead village is well serviced by a Post Office and general store as well as a family-friendly gastro pub with incorporated farm shop. The local community centre and Ofsted rated 'good' primary school, are situated nearby, alongside a recreational field and children's park. Conveniently positioned between Ryde and Fishbourne, the property is ideally located for those making use of the high-speed foot passenger and car ferry services to Portsmouth, as both are less than a ten minute drive away. Providing good connectivity to many island-wide amenities are the nearby bus stops on the Southern Vectis route between Ryde and Newport, which serve the village every fifteen minutes during the day.

The property's accommodation is comprised of a ground floor with entrance hall, fitted kitchen and an extensive open plan lounge/diner. The first floor provides one single and one substantial double bedroom, alongside a modern shower room.

Welcome to 2 Ryde Mews

Located in a set back position off of Binstead Road, 2 Ryde Mews has a sizeable gravel driveway to the front providing a generous parking area for residents and visitors, with a specific allocated parking space for each property in the block. The attractive mews façade is a smart mix of real stone and exterior wall tiles and a paved path fronts the property entrance.

Entrance Hall

An attractive architrave surrounds a UPVC door with glass panels which opens into a bright hallway with neutral décor and a tile effect vinyl floor. This useful space also contains a high shelf, coat hooks and a pendant ceiling light

Kitchen

6'10 x 6'8 (2.08m x 2.03m)

From the hallway the vinyl flooring continues through an open entrance into the well arranged kitchen which provides a mix of white, modern high gloss wall and floor units. The plentiful units are complimented by an oak effect laminate worktop and there is room and plumbing beneath for a washing machine. The integrated low level oven is topped by a gas hob which has a chrome chimney style extractor fan above. Modern metro tiles run above the continuous worktop and a large double glazed window to front aspect looks out towards mature, protected trees where red squirrels can often be spotted. Other features include a chrome sink and drainer with mixer tap and a strip ceiling light.

Lounge/Diner

20'6 max x 18'7 max (6.25m max x 5.66m max)

This large, bright living space contains a smart oak effect laminate floor and a wide, leaded, double glazed window to front aspect which introduces plenty of natural light into this spacious room. Tastefully decorated with neutral walls a chandelier light and two radiators, the room also benefits from a large quantity of power points and a smoke alarm. The narrower section of the room is ideal for a family dining table and from this area an open turning wood staircase with central carpet climbs to the landing.



Landing

The staircase with horizontal wood balustrades passes a display ledge and leads to the carpeted landing. This area enjoys neutral décor, a pendant ceiling light, large loft hatch and a carbon monoxide alarm. Modern matching white doors lead into the two bedrooms and shower room.

Master Bedroom

18'6 x 10'8 (5.64m x 3.25m)

Extremely spacious and bright, this impressive master bedroom has a wood effect laminate floor and provides an immense amount of space for bedroom furniture. Tastefully painted in a light lemon shade, the room also enjoys a large window with pleasant views towards Stone Pitts House and surrounding mature trees. Additional features include a ceiling light with attached fan, radiator and a large built in cupboard housing the gas boiler and useful wood shelves.

Bedroom Two

9'4 x 6'10 (2.84m x 2.08m)

Decorated in a pale lemon and white palette this single bedroom contains a wood effect laminate floor, pendant ceiling light, radiator and wall attached mirror. The large double glazed window looks out towards the pleasant views which this property enjoys.

Shower Room

This impressive contemporary room is decorated with large grey wall tiles complimented by a mottled grey plank effect vinyl floor. Light fills the room through an obscure window which is positioned opposite an internal high window pane. A stylish curved corner sink with mixer tap cleverly incorporates a hand towel rail and useful light wood shelves. The shower cubicle houses a Triton electric shower and this smart room also contains a white low level W/C with dual flush, two towel rails, a bathroom cabinet and ceiling light.

Outside

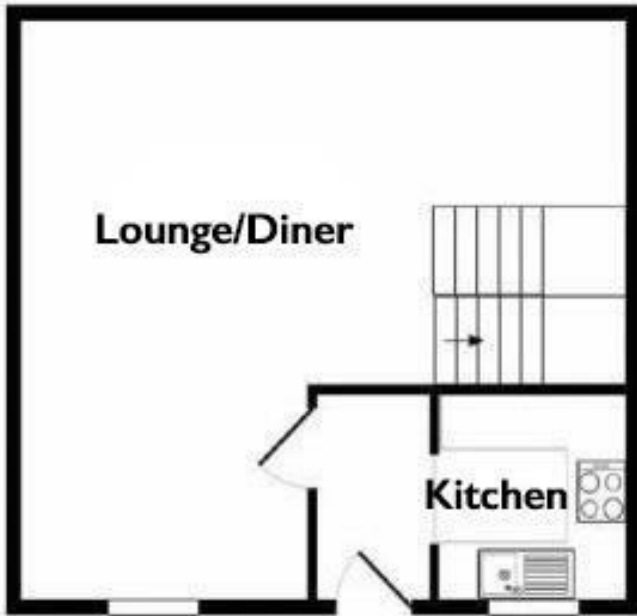
A large shingle area provides plenty of room for parking and a fenced boundary has an abundance of mature trees behind, creating wonderful privacy for the property. A paved area to the front provides useful space for displaying pots and the single garage is located towards the end of the mews building.

This well-presented property provides the perfect opportunity to acquire a comfortable permanent or holiday home, in an enviable location. An early viewing with the sole agent Susan Payne Property is highly recommended.



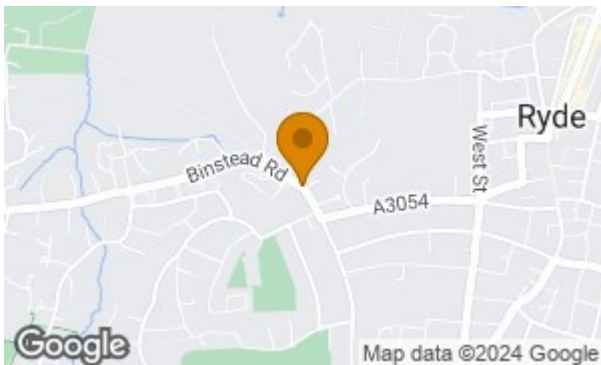
Ground Floor

Approximate Floor Area 35.6sq/m (384sq/ft)



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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			
England & Wales		EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	85

Agent Notes:

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