



*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE



# Stonepitts Cottage

Binstead Road, Binstead, Isle of Wight PO33 3NG



**£550,000**  
FREEHOLD



Tucked away in popular Binstead, Stonepitts Cottage is a characterful, period home that has been extended, upgraded and beautifully presented throughout by the current long-term owners.

- Beautiful, detached three-bedroom/two-bathroom home
- Extended, completely renovated and upgraded throughout
- Generous driveway and substantial garage/workshop
- Stunning kitchen and sunroom, plus separate utility room
- Footpath network, beaches and golf course on the doorstep
- First time on the market for more than 40 years
- Period character combined with elegant décor and finishes
- Sought-after location, hidden away in Binstead
- Magnificent, mature gardens with an abundance of planting
- Close to local amenities and mainland travel links

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

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A former gardeners cottage for the neighbouring Stonepitts House estate, Stonepitts Cottage is a charming detached property which has been extended and upgraded by the current owners to create a wonderful family home. The updated layout is modern and flowing, and fresh, elegant design and décor perfectly complement the period character of the original building. Upgrades include fabulous double-glazed windows, gas central heating, the addition of a wonderful sunroom, beautiful contemporary kitchen and utility room and a luxurious ensuite bathroom. The substantial workshop/garage has also been added and wonderfully curated and developed gardens surround the property, overflowing with well-established planting.

Situated on a private lane in the popular village of Binstead, Stonepitts Cottage is perfectly positioned within easy reach of Ryde and is well placed for countryside walks, including easy access to the wonderful coastal path and to the local golf course. The bustling town of Ryde, with its sandy beaches, eclectic mix of shops and restaurants as well as the Independent Ryde School is within walking distance or just a short drive away. In the other direction is the town of Newport which boasts a range of shops and restaurants, all less than six miles from the cottage. Binstead village is well serviced by a Post Office and general store as well as a family-friendly gastropub, a local community centre and Ofsted rated 'good' primary school. The property is ideally located for mainland travel links, with a high-speed foot passenger service just a short drive away and a regular car ferry service under two miles away. Providing good connectivity to many Island-wide amenities, this home is within very close proximity to bus stops on the Southern Vectis route between Ryde and Newport, which serves the village every ten minutes during the day.

Spacious and naturally light throughout, accommodation comprises a welcoming porch and lobby, sitting room, dining room, kitchen, utility room/cloakroom and a glorious sunroom on the ground floor, with three double bedrooms, one of which is ensuite, and a family bathroom on the first floor.

### **Welcome to Stonepitts Cottage**

Accessed via a leafy lane, a driveway provides plenty of parking and sweeps up past the garage to the front of Stonepitts Cottage. The charming façade is constructed from local Island Yellow Brick, with the extended elevations perfectly tied in. A storm porch creates a welcoming entrance, and provides shelter over the beautiful soft green hardwood front door which leads into the lobby.

### **Lobby**

The beautiful neutral décor starts in the lobby and flows through the home, with fabulous engineered oak flooring, period panel doors to the sitting room and to the dining room, and stairs to the first floor.

### **Sitting Room**

*12'2" x 12'0" max (3.71m x 3.68m max)*

Spacious and light, the sitting room has a sash window to the front aspect which provides views over the garden and to the trees beyond. The room is arranged around a characterful chimney breast, which is home to a gas fired stove, and the neutral décor and engineered oak flooring continue. The sitting room also benefits from built in cupboards to one alcove, and glazed French doors, which lead into the sunroom.

### **Dining Room**

*11'3" x 11'1" (3.43m x 3.40m)*

The well-proportioned dining room has useful built-in shelving, providing an abundance of storage and surrounds a gas fire. There is a sash window to the front, providing garden views and filling the room with light, and a door provides access to a large understairs cupboard, which is also home to the consumer panel. The dining room is finished with soft neutral décor and engineered oak flooring. A door leads into the kitchen.



### **Kitchen**

*18'9" x 8'6" (5.73m x 2.60m)*

A fabulous size, the immaculately presented kitchen comprises a mix of glossy cream cabinets, complemented by dark roll-edge worktops, neutral walls and engineered oak flooring. Integrated appliances include a fridge, freezer, an oven and grill and a gas hob, complete with glass splashback and matching extractor hood over. A 1.5 bowl sink and drainer has a swan neck mixer tap, and is set beneath a window into the sunroom, plus there is a door to the sunroom, window to the side aspect and a door into the utility/cloakroom.

### **Utility/Cloakroom**

*7'7" x 7'7" (2.33m x 2.33m)*

Conveniently located adjacent to the kitchen, the utility area has a window to the side aspect, a fitted worktop with gloss white cupboards and space for a washing machine, dishwasher and dryer. The utility is finished in fresh white, with white wall tiles and a dark tiled floor, and has a modern pedestal basin with a mosaic tile splashback and fitted mirror over, plus a useful heated towel rail. The utility area is also home to a regularly serviced Worcester combi boiler. A door leads into a cloakroom, which has a dual-flush low-level WC, with a fitted display cabinet over.

### **Sunroom**

*19'2" x 9'9" (5.86m x 2.99m)*

The sunroom is a wonderful addition, with twin Velux windows and large windows on three sides, providing panoramic views over the gardens. The engineered oak flooring flows through from the sitting room and kitchen, and French doors lead out onto the terrace.

### **First Floor Landing**

A plush carpet leads up the stairs and on to the split-level landing. The landing has a hatch to the loft, which is boarded and comes complete with a pull-down ladder and lighting. Period panel doors lead to all three bedrooms and to the family bathroom.

### **Bedroom One**

*11'4" x 9'1" (plus wardrobes) (3.47m x 2.78m (plus wardrobes))*

The primary bedroom is beautifully presented, with soft neutral décor with a botanical feature wall and a plush carpet, and a large sash window which fills the room with light and provides a lovely view to the front aspect. A pair of large built-in double wardrobes provide an abundance of storage, and there is a door to the ensuite.

### **Ensuite**

*7'7" x 6'9" (2.32m x 2.07m)*

Characterful and luxurious, the ensuite has fresh white walls, high quality laminate flooring and chic wall panels in the wet areas, and the sense of space is enhanced by a vaulted ceiling with twin Velux windows. A large shower has a rain-shower head and a sleek glass screen, and there is a pedestal basin with mixer tap and an illuminated mirror cabinet over, a matching dual-flush low-level WC and a heated chrome towel rail.

### **Bedroom Two**

*12'0" x 10'9" (3.68m x 3.30m)*

Another good-size double bedroom, with a large sash window with garden views, light and bright décor with a woodland feature wall, plush carpet and a useful pair of built-in wardrobes.

### **Bedroom Three**

*12'7" x 8'6" (3.86m x 2.61m)*

Presented in a heritage green tone with a high-quality wood laminate floor, the third bedroom has a window with garden views, built-in high level book shelves and a built-in corner desk.



### **Family Bathroom**

*6'5" x 5'8" (1.98m x 1.75m)*

The family bathroom has a modern white suite, comprising a full-size P-shaped bath with a shower over and a glass screen, pedestal basin with a mixer tap and illuminated mirror cabinet over, and a matching dual-flush low-level WC. The bathroom also has a window with patterned glass for privacy, a heated chrome towel rail, luxury vinyl tile flooring and is presented with contemporary grey wall tiles with mosaic detailing.

### **Outside - Front**

The spacious driveway provides plenty of parking and wraps around the front lawn. The lawn and driveway are surrounded by a combination of fabulous mature planting, hedging and mature trees, adding colour and interest and enhancing privacy.

### **Garage**

*24' x 14' (7.32m x 4.27m)*

Accessed from the driveway and from a pedestrian door from the rear garden, the large garage has a pair of windows on the east side and one to the south, has plenty of power sockets and lighting, fitted workbenches and has open rafters which provide even more storage.

### **Outside - Rear**

The stunning, south-facing rear garden is a combination of a lawn and terraces connected by pathways which meander between beautiful mature planting and old stone walls. A decked terrace spans the rear elevation of the property, creating a wonderful outside seating or dining area. Pathways lead around the outside of the garden, providing access to two greenhouses, a potting shed and an enchanting treehouse. A further stone terrace is accessed through a pergola and provides another secluded area from which to enjoy the garden.

Stonepitts Cottage presents an enviable opportunity to purchase a characterful period cottage, upgraded throughout to create a fabulous family home, tucked away in a convenient location in popular Binstead.

### **Additional Details**

Tenure: Freehold

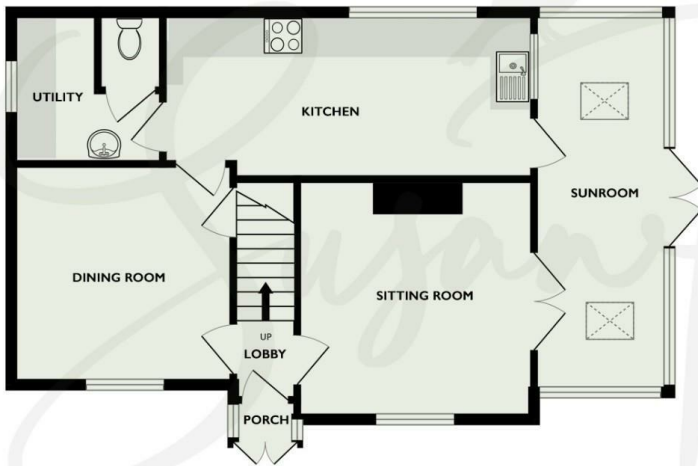
Council Tax Band: D

Services: Mains water, gas, electricity and drainage



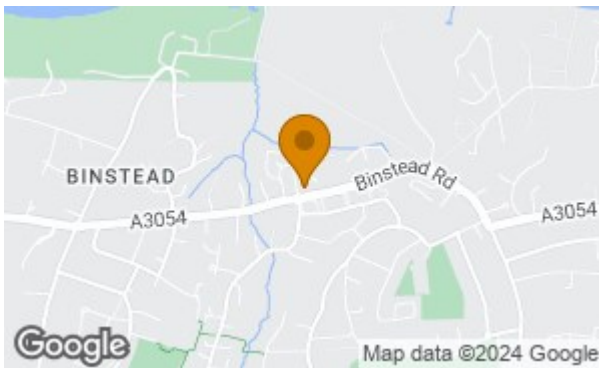
**Ground Floor**  
655sqft (60.9sqm) approx.

**First Floor**  
514sqft (47.8sqm) approx.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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			
(81-91) B			
(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>		70	83
	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		

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