

Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE

49, Upton Road

Ryde, PO33 3HP



£265,000
FREEHOLD



Arranged over three floors, this unique two to three bedroom home offers flexible accommodation, as well as driveway parking and a delightful rear garden.

- Fantastic semi-detached property
- Flexible accommodation
- Spacious accommodation set over three floors
- Driveway parking at the front
- Well maintained and arranged
- Two to three double bedrooms
- Approved planning for two storey extension
- Sunny garden with multiple sheds
- Convenient location for shops, schools and beaches
- Stunning views across countryside towards Culver

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

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Built in the late 1800's, this charming cottage has been a fantastic family home for the last 29 years offering flexible accommodation with neutral, bright interiors comprising of a porch leading to a bedroom, bathroom and inner hallway, plus the stairwell to the first floor which comprises of two double bedrooms. The stairwell to the lower ground floor is accessed from the inner hallway and leads down to a lovely living room area and to a kitchen-diner. The property has been well maintained through the years with most windows being replaced, external work including gutters and fascia's, and the approved planning permission for a two-storey extension which would add another bedroom and a large kitchen, diner. The property also maintains some of the original features including fireplace and wooden floorboards.

The rear elevation views from upstairs extend across to the beautiful rural landscape, which is conveniently just a short walk from the property. Offering the best of all worlds, the location is close to many enviable amenities just a 20-minute walk from the property which includes the high street with its boutique shops, supermarkets and a superb choice of eateries. Haylands Farm is just a short stroll from the property which offers educational events and tours of the farm and their animals. There is a choice of good local schools at primary and secondary level within the area, including a primary school rated 'Good' by Ofsted located just a very short stroll from the house. Ryde Esplanade is also nearby 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 just a 10-minute drive 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.

Welcome to Cambria Cottage

This charming semi-detached property offers a parking area to one side as well as a pathway up to the porch on the side of the property. There are glimpses to the downs in the background.

Porch

3'9" x 4'0" (1.16m x 1.23m)

A recently replaced UPVC front door opens into a little porch area which is handy for coats, shoes and muddy boots from long ambles in the countryside.

Inner Hallway

extending to 12'1" (extending to 3.7m)

A step up from the porch into the inner hallway offers access to a bedroom and the family bathroom as well as both of the stairwells to the first floor and lower ground floor. White painted wooden floorboards flow through this space.

Ground Floor Bedroom/Reception Room

11'8" x 10'11" (3.58m x 3.33m)

The carpeted bedroom situated at the front of the property has a window to the front aspect, and there is built in cabinetry either side of the chimney breast with one side concealing the electrical consumer unit and metres. The room also has potential to be utilised as another reception room.

Bathroom

10'9" x 5'8" (3.29 x 1.73)

Neutrally decorated and with terracotta style vinyl, this bathroom is fully equipped with a w.c, vanity hand basin, a bath with an electric shower over, plus there are two obscure glazed windows to the rear aspect, allowing plenty of natural light into the room. The gas fired hot water boiler is situated here and there is a chrome heated towel rail.

From the hallway, there is a carpeted stairwell leading up to the first floor.



Bedroom One

11'10" x 11'1" (3.62m x 3.40m)

This delightful double bedroom benefits from two built in storage cupboards and a window to the front aspect, plus there is still ample space for bedroom furniture. The loft is accessed from here which offers some boarding for storage.

Bedroom Two

12'4" max x 9'6" (3.76m max x 2.92m)

Situated to the rear of the property, this double bedroom is carpeted and benefits from a window to the rear aspect with fantastic, elevated views over the countryside and to the Culver Monument.

A stairwell from the ground floor hallway leads down to the lower ground floor.

Kitchen - Diner

12'0" x 9'4" (3.67m x 2.86m)

Beautifully bright from the two windows to the rear aspect, this lovely kitchen diner offers a range of base kitchen units, a wood effect worktop integrating a sink and drainer. There is undercounter space for two appliances plus space and plumbing for a washing machine. Tucked into the corner of the kitchen is a handy understairs cupboard which is being utilised as a pantry. A door leads out to a small conservatory and to the garden.

Living Room

12'0" max x 9'4" (3.67m max x 2.86m)

Beautifully bright from the two windows to the rear aspect, this lovely kitchen diner offers a range of base kitchen units, a wood effect worktop integrating a sink and drainer. There is undercounter space for two appliances plus space and plumbing for a washing machine. Tucked into the corner of the kitchen is a handy understairs cupboard which is being utilised as a pantry. A door leads out to a small lean-to space and to the garden.

Conservatory

extending to 9'0" (extending to 2.76)

Flooded with natural light from the clear roof, this lovely space has space for a small table and chairs, plus there is access to a w.c. The garden is also accessed from the conservatory.

Lower Ground Cloakroom

3'11" x 2'10" (1.20m x 0.88m)

This handy cloakroom has recently been added to the property and has a w.c and is finished with grey floor and wall tiles.

Garden

Surrounded by trees, shrubs and plants, this beautiful rear garden benefits from a patio to the rear of the house with a large lawn area. There are multiple sheds in the garden which offers useful storage space as well as offering potential to create a separate space for an office or gym. There are steps up the side of the garden to the gate leading out to the front of the property plus there is a slope to one side, also leading to the driveway, which is ideal for bicycles or motorbikes.

Cambria Cottage presents a fantastic opportunity to acquire a unique three storey home within a quiet, residential, area close to plenty of rural walks with the additional benefit of approved planning permission. An early viewing with the sole agent is highly recommended with Susan Payne Property.

Additional Details

Additional Details:

Tenure: Freehold

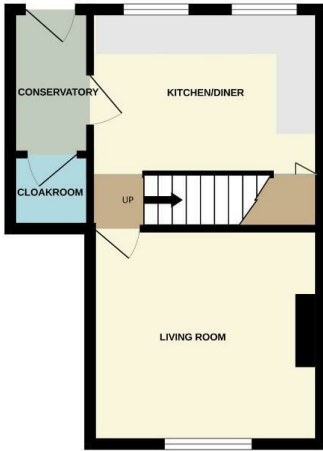


Council Tax Band: C

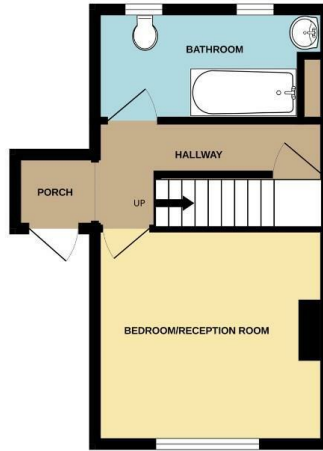
Services: Mains water, drainage, mains gas but no central heating



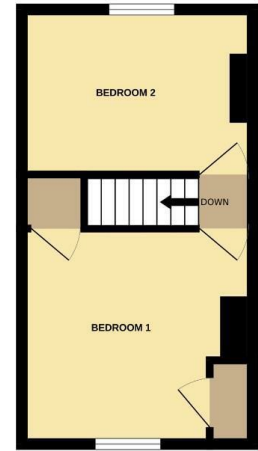
BASEMENT
299 sq. ft. (27.8 sq.m.) approx.



GROUND FLOOR
270 sq. ft. (25.1 sq.m.) approx.

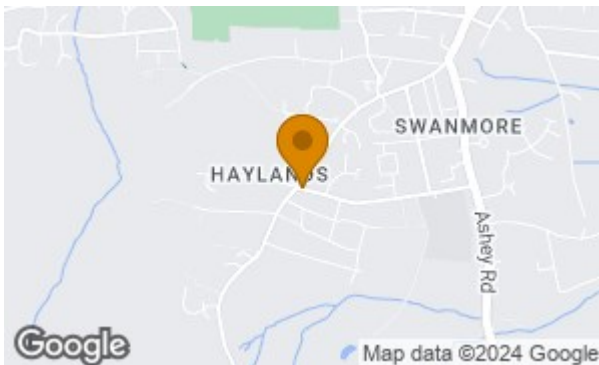


1ST FLOOR
251 sq. ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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			
England & Wales	EU Directive 2002/91/EC		63

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		1

Agent Notes:

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