



# Lacewood Barn

High Street, Wootton Bridge, Ryde, PO33 4LL

**£385,000**  
FREEHOLD



Situated within a tucked away position in the convenient village of Wootton Bridge, this charming barn conversion offers two double bedrooms, two bathrooms, open plan living and a delightful rear garden.

- Charming semi-detached barn conversion
- Open plan living with bifold doors
- Plenty of original features remain
- Convenient location for amenities and travel links
- Driveway parking area
- Two double bedrooms and two bathrooms
- Fully refurbished and renovated in 2012
- Large, enclosed garden to the rear
- Footpaths and cycle routes on the doorstep
- Offered for sale chain free

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

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Built in the mid to late 19th century, this wonderful cottage was converted and restored in 2012 with many of the original features remaining. Currently set up as a successful holiday let, the property offers opportunity for the new owners to enjoy as a permanent residence, an investment opportunity, or as a bolt hole. The property comprises an entrance hall leading to the main open plan living space, two double bedrooms (one with an en-suite) and the family bathroom. From the open plan living space are bifold doors and French doors leading out to a large garden which is regularly visited by country birds and the famous red squirrels. The barn conversion is situated in a peaceful, set back position from the road with a network of footpaths on the doorstep and enjoys the sounds of wildlife through the day. There is a private gravel driveway which can be completely enclosed, providing parking for multiple vehicles.

Popular Wootton Bridge offers an abundance of amenities including local stores that cater for food, wine and groceries, and there are some great places to eat featuring a well-renowned fish and chip shop for the days when you don't fancy cooking. Nearby facilities include a primary school and a community centre, a well-maintained recreation and sports ground, as well as a health centre, pharmacist, a vet, and the popular Lakeside Hotel and Spa. This sought-after village is one of the most convenient locations on the Island with the county town of Newport situated just a ten-minute drive from the property and the popular seaside town of Ryde located just four miles, East, in the opposite direction. Therefore, it has good connectivity to the many facilities and amenities offered in each town which include wonderful eateries, independent shops, beautiful sandy beaches, Island-wide travel links, cinemas and community theatres. The location is within close proximity to travel links, with a regular bus route serving the High Street and a mainland car ferry service from Fishbourne as well as East Cowes are both under a ten-minute drive away.

### **Welcome to Lacewood Barn**

Tucked away, just a few moments from the picturesque Wootton Creek, Lacewood Barn is accessed via a lane which leads to the property. You are welcomed with a small community of charming barn conversions and cottages, and the private driveway is accessed to one side.

### **Entrance Hall**

A wooden stable door opens into the entrance hall which flows through the cottage.

### **Open Plan Living Space**

At the heart of the home is this lovely open plan living space which boasts vaulted ceilings with beautiful, treated, original wooden beams as well as windows to the front aspect, bifold doors to the side and patio doors to the rear aspect, plus a Velux window which allows plenty of natural light into the property all through the day. The space offers space for living room and dining room furniture as well as a kitchen space. The kitchen features a range of base and wall cabinets with plenty of storage and integrates an electric oven and gas hobs over. There is undercounter space for two appliances including plumbing for a washing machine and dishwasher, plus the gas combination boiler can be found here. The kitchen space is subtly separated with the space by a neutral tile effect flooring which seamlessly joins with the smart wood effect flooring that continues through most of the property. In the living area is a cosy log burner creating a wonderful atmosphere for those chilly winter evenings.

### **Bedroom One**

Generously proportioned and featuring a window to the rear aspect with views over the garden, this wonderful double bedroom features beautiful, vaulted ceilings with wooden beam features and an en-suite shower room.

### **En-Suite**

Equipped with a modern suite comprising a shower cubicle, a pedestal hand basin, and a w.c, the en-suite also features a window to the front aspect and continues the décor and flooring.



**Bedroom Two**

Currently set up as a twin bedroom, this double room features two windows to the rear aspect with views over the garden. The features and décor continue here.

**Family Bathroom**

Naturally lit by a Velux window, this family bathroom comprises a bath with a shower over, a pedestal hand basin, and a w.c. The space is finished with grey wall tiles and a chrome heated towel rail.

**Rear Garden**

Accessed from the property, or the gate to the side, the garden is mostly laid to lawn and with a paved patio, perfect for dining al fresco style. There are a few mature trees in the garden which provide some shade from the hot summer sun but also encourage the wildlife including the famous red squirrels. The garden is enclosed and also provides opportunity for the new owners to landscape to their own specifications, if desired.

**Parking**

The property benefits from a private driveway laid with gravel, with parking for two vehicles.

Lacewood Barn presents a fantastic opportunity to acquire a beautifully converted barn with cosy interiors and a wealth of features offering two bedrooms, large garden, and driveway parking. A viewing is highly recommended by the sole agent, Susan Payne Property.

**Additional Details**

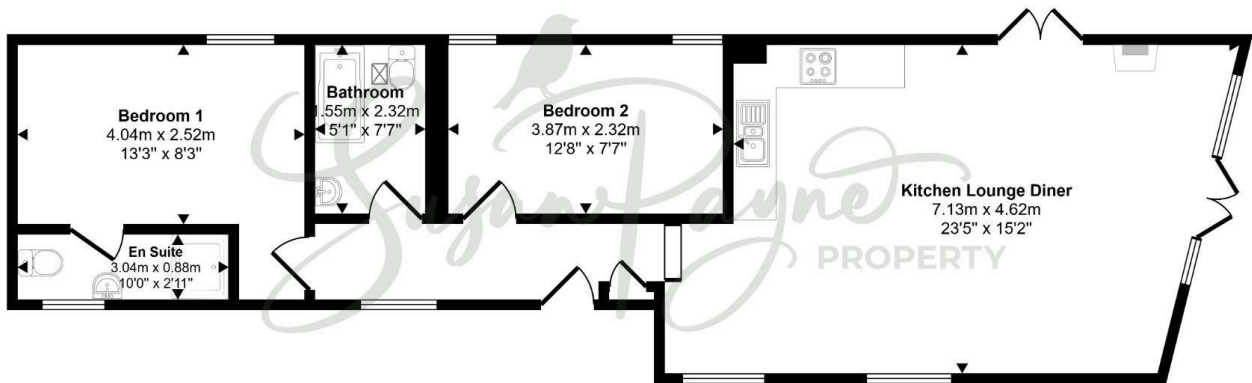
Tenure: Freehold

Council Tax Band: C (approx. £2,060.31 - Isle of Wight Council 2024/2025)

Services: Mains water, drainage, gas, and electricity

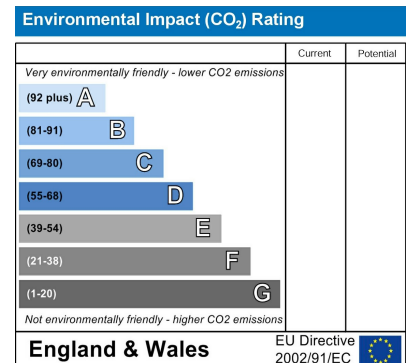
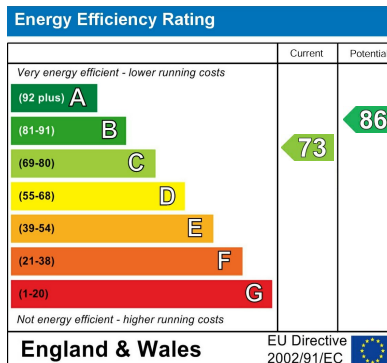


Approx Gross Internal Area  
67 sq m / 725 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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