Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE

Tynedale

59 High Park Road, Ryde, Isle of Wight PO33 1BX

A stunning renovation has enhanced the period grandeur of this substantial family home, which has been extensively updated and is beautifully presented throughout, and is set on popular High Park Road in Ryde.

- Glorious semi-detached Victorian home
- New kitchen and fabulous open-plan living spaces
- Versatile layout with configuration options
- Recently landscaped garden with summerhouse/gym
- Close to beaches, town centre and mainland travel links
- Characterful original features and elegant new decor
- Four bedrooms plus three further attic rooms
- Useful ground floor shower/utility room
- Private driveway parking to the front aspect
- Good local primary and secondary schools nearby

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

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Originally constructed in the 1890s, Tynedale retains many period features and an enchanting character, which combines with the benefit of a recent extensive renovation to create a fantastic flowing floorplan, which could be configured to suit a variety of requirements. Presented in a beautiful blend of interior finishes and décor, sympathetically applied to enhance the Victorian charm of the property, Tynedale is a wonderful, substantial family home, which is ready to move into. Arranged over three floors, accommodation comprises a welcoming entrance hall, a living room with doors to a sitting room, a stunning kitchen/diner which looks over the garden, and a useful utility/shower room on the ground floor, with four bedrooms, a family bathroom and a cloakroom on the first floor, and three further spacious rooms on the top floor.

Located on a popular residential road, this lovely property is well placed to access delightful walks including the popular Appley Park which leads on to the fabulous sands at Ryde Beach. Ryde Esplanade is within easy reach, with its Victorian Promenade, sandy beaches and variety of leisure activities including the Waterside swimming pool and a bowling alley. High-speed mainland travel services, and bus and rail links are also located here and the town centre of Ryde is equally accessible with a range of boutique shops and eateries to enjoy. Local schools are also close by and there is a large superstore handily located just a few minutes' drive from the property.

Welcome to Tynedale
Approached from popular High Park Road, this attractive bay-fronted yellow brick home offers a smart block-paved driveway with parking for two. An arched wooden gate to the side leads to the rear garden. The open porch features a lantern-style light, original tiled floor, and antique hardware, and a front door which opens into the welcoming entrance hall.

Entrance Hall
Spacious and beautifully presented, the hall features soft neutral décor and recently installed timber flooring. The staircase has period timber detailing, and an under-stairs cupboard provides useful storage. Restored period doors lead to the living room, sitting room and to the kitchen/diner.

Living Room and Sitting Room
Two generous reception rooms can combine into one impressive space, with bi-fold doors offering flexibility to separate if desired. A bay window to the front and a side window bring in ample natural light, and the space features two stunning original fireplaces—one in marble with decorative tiling, and a second with ornate tiling and hearth. The timber flooring flows through from the hallway, and rich green feature walls enhance character.

Kitchen/Diner
A fabulously large room, with the kitchen to one end, and space for dining and lounge furniture to the other, with French doors providing access and views over the terrace and garden. The kitchen is a useful blend of base and wall cabinets, presented in fashionable midnight blue shaker style and complemented with brass hardware, sparkling white worktops, white tiled splashbacks and a decorative tiled floor which extends throughout the space. An inset sink and drainer features a heritage style mixer spray tap and is set beneath a window to the side aspect, and integrated appliances include a dishwasher, plus there is a large gas range with extractor hood over, and a full height cupboard is home to the regularly serviced combi boiler. A restored brick chimney adds further interest, and features a decorative woodburning stove (with potential to be recommissioned). The kitchen also features a useful door to the side aspect, and a door leads to the utility/shower room.

Utility/Shower Room
The decorative floor tiles flow through into the utility/shower room, which features a run of cabinets and worktop which matches the kitchen, and has space and plumbing for a washing machine and tumble dryer, and also benefits from an inset ceramic sink and drainer with a mixer tap. A generous shower occupies an alcove, and has a rainfall head, and there is a low-level WC. The space has a window to the side aspect with patterned glass for privacy.

First Floor Landing
An elegant staircase has original spindles and balustrade and leads to a generous landing, which is presented in neutral tones over a plush neutral carpet. Restored pine doors lead to all rooms on this floor.

Bedroom One
A grand primary bedroom with bay and side windows, deep skirtings and a picture rail. There is a cast fireplace with a fabulous surround, decorative tiling and hearth, and opulent patterned wallpaper to two walls which is complemented by neutral tones and a neutral carpet.

Bedroom Two
A bright double room with side window and a painted cast fireplace in a decorative surround. A built-in cupboard provides useful storage, and this room is finished in an uplifting colour scheme over a neutral carpet.

Bedroom Three
This lovely third double overlooks the side aspect, and has built-in cupboards flanking a cream-painted cast iron fireplace. Presented in a pastel colour scheme over a neutral carpet, a door connects to bedroom four.

Bedroom Four
This versatile fourth bedroom, which could suit a variety of uses, is presented in a cheerful blue tone over a neutral carpet, and has a window which overlooks the rear garden.

Family Bathroom
Luxuriously appointed, the family bathroom combines a dark tiled floor, opulent marble style tiles and feature tiles in the shower area, the walls are a fresh white tone, and a large window to the side aspect has patterned glass for privacy. The suite combines beautiful inky blue tones, brass hardware and fresh white ceramic, and comprises a large bath with a heritage style mixer tap, a matching vanity basin with a mirror over, a large shower with a rainfall head and a low-level WC.

Cloakroom
A useful separate WC, with a blue colour scheme, timber flooring, a window with patterned glass for privacy, an inset wash hand basin with heritage style taps, and a low-level WC.

Attic Landing
Accessed via a full staircase, which continues the home's period charm, the converted attic is another versatile space and has plenty of head height. The landing, which could be used as a room has exposed beams, built-in storage, a Velux window and is finished with white walls over a neutral carpet.

Attic Room One
A good size room, currently in use as a TV room, with exposed beams, a built-in cupboard, a blue feature wall, neutral carpet and a large Velux window.

Attic Room Two
Twin aspect glazing fills the second attic room with natural light. Clever storage makes the most of the space over the stairs to create a dressing table area, and the room is finished with pale blue walls and a neutral carpet.

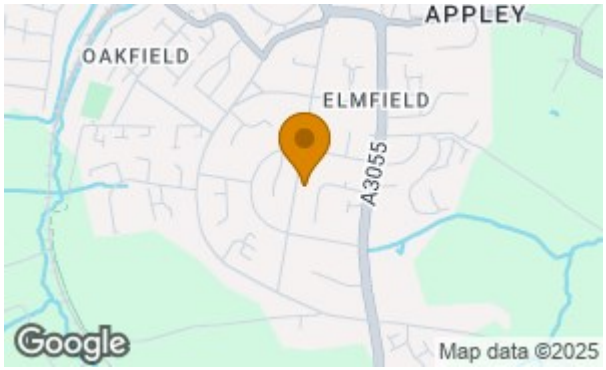
Outside
To the front, a block-paved driveway provides parking for two cars, with charming brick walls to either side and a white gravel border complete with mature planting. A gate leads to the rear garden. To the rear paved terrace spans the width of the property, connecting to the kitchen/diner via the French doors and creating a magnificent outside seating and dining rea. The paving wraps around the house, and continues alongside a newly laid lawn to the end of the garden which features a pergola and the summerhouse/gym. The garden is enclosed with a characterful wall to one side and high quality fencing to the other side and to the rear. The summerhouse, which is currently in use as the ultimate home gym, is well proportioned and features glazed doors and windows looking over the garden, and benefits from power and lighting.

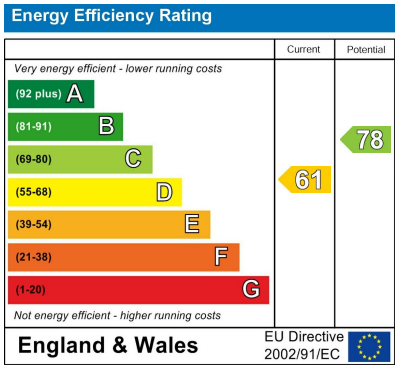
Tynedale presents a rare opportunity to purchase a substantial, period home, set in a popular area and presented to an extremely high standard throughout. An early viewing with the sole agent Susan Payne Property is highly recommended.

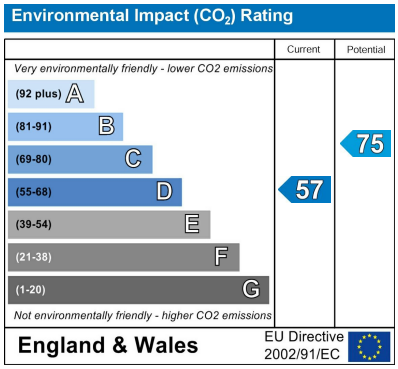
Additional Details
Tenure: Freehold
Council Tax Band: D (Approx £2,493 for 2024/25)
Services: Mains water, gas, electricity and drainage

Approx Gross Internal Area
231 sq m / 2484 sq ft

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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