



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Rose-Lin

Playstreet Lane, Ryde, Isle of Wight PO33 3LG



This converted stable and coach house presents a fabulous opportunity to acquire a truly unique home with versatile accommodation and annexe potential, set in a large, enchanting plot on the outskirts of popular Ryde.

- Historic four-bedroom character home
- Quiet, leafy position with the countryside on the doorstep
- Extensive grounds with spectacular mature planting
- Driveway parking plus workshop and wood store
- Secluded location close to town, schools and ferry links
- Annexe potential with private entrances and two staircases
- Neutrally presented accommodation full of potential
- South facing plot of approximately 0.25 acres
- Coastal and country walks and bridleways 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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Rose-Lin, believed to date back to the 1800s, originally served as a stable block, coach house, and groom's quarters. It has since been thoughtfully converted and updated to become a spacious home with a flexible, flowing layout. The property features a second entrance, dual staircases, and two kitchens and bathrooms, offering the potential for an annexe. This layout makes it easy to create independent guest accommodation that can be either separate from or integrated into the main house. The original building's period character and charm have been preserved, and the attached workshop, wood store, and additional attic room provide even more opportunities for reconfiguration to meet a new owner's needs. The accommodation includes a welcoming glazed reception hall, a country kitchen, a large utility room, a study, a living room, a dining room, a cloakroom, a shower room, and an additional kitchen on the ground floor. The first-floor features four bedrooms, a family bathroom, and the attic room.

Rose-Lin's location offers an ideal mix of rural tranquillity and easy access to the amenities of the popular town of Ryde. A nearby bridleway provides a path to Millennium Green, Binstead Wood, and Dame Anthony's Common, making it perfect for walking, riding, or simply enjoying nature. The town of Ryde is less than a mile away and boasts a tennis and croquet club, a recreation ground, well-regarded schools, a golf club, an excellent selection of boutique shops and restaurants, a lovely Victorian promenade, and sandy beaches suitable for swimming - all within walking distance. Ryde also provides convenient connections to the mainland, with frequent high-speed passenger ferries and hovercraft crossings, and a vehicle ferry terminal located in nearby Fishbourne.

Welcome to Rose-Lin

A private driveway extends from the end of Playstreet Lane and serves a handful of exclusive properties. At the end of the lane, a five bar gate gives way to a driveway that leads into the majestic, well-established grounds of Rose-Lin. A glazed entrance hall is set against the characterful red-brick façade of the property, and creates a welcoming entrance.

Reception Hall

15'10" x 7'6" (4.85m x 2.31m)

With a polycarbonate roof and glazed to the front aspect, the reception hall is light and bright. French doors provide access, and the room is presented in a soft green scheme with a practical tiled floor. Stable doors lead to the kitchen and to the study.

Kitchen

15'10" x 8'7" max (4.85m x 2.63m max)

The country kitchen comprises a useful mix of base and wall cabinets, finished in country cream and complemented with dark roll-edge worktops, attractive tiled splashbacks, and a tiled floor. Integrated appliances include a high-level oven and grill, a gas hob with extractor, a fridge freezer and a dishwasher, plus there is an inset sink and drainer with a swan neck mixer tap set beneath a window. A staircase ascends to the first-floor, and has a built-in larder cupboard under, and a door connects to the living room.

Living Room

20'2" x 15'1" (6.16m x 4.62m)

Triple aspect glazing fills this spacious room with natural light, with a pair of windows to the rear aspect, a window into the reception hall and a large window with beautiful garden views. The living room has period charm, with a board and batten ceiling, wood floors and a characterful fireplace complete with a woodburning stove. A stripped pine door leads into the lobby.

Lobby & Cloakroom

A small lobby is set between the living room and dining room, and could create the divide between the main house and annexe. A staircase leads up to the first floor, and there is a door to the cloakroom, which has twin-aspect glazing with patterned glass, a low-level WC and a compact handwash basin. A door leads into the dining room.



Dining Room

14'0" x 11' (4.27m x 3.35m)

The dining room is well-proportioned, with neutral décor, a chimney breast with built-in shelving to one alcove, and a door to a useful understairs cupboard. Twin aspect glazing provides a green outlook, and a door leads to the kitchenette.

Kitchenette

11'1" x 9'2" max (3.40m x 2.81m max)

Perfectly located to serve this end of the building, the kitchenette has a window to the rear garden and a door to a small porch which is glazed on three sides and provides an independent entrance. Natural wood base and wall cabinets combine with a light worktop, a sink and drainer, a wood-laminate floor, tiled splashbacks and a wood-panelled ceiling to create a welcoming space. A hatch provides access to a loft space, plus there is a built-in cupboard which is home to the water tank, and a door with a period stained glass window which leads into the shower room.

Shower Room

The shower room is fully tiled, and features a generous shower to one end, a compact vanity basin with a mirrored cabinet over, a heated towel rail and a window to the rear aspect.

Study

13'6" x 7'6" (4.12m x 2.31m)

Accessed from the reception hall, the study area could be used as an additional reception room, and has the benefit of triple windows to the front aspect, cork flooring, a hatch to a loft space with a window to the front aspect, and part-glazed doors to the utility room and to the workshop.

Utility Room

13'7" x 9'1" (4.15m x 2.78m)

An exceptionally useful space, with a tiled floor, built-in cabinets and an abundance of fitted shelving, the utility room also has plenty of space for appliances.

First-Floor Landing

The staircase from the lobby leads up to a first-floor landing, which has doors to bedroom two, bedroom three and bedroom four, and to the family bathroom.

Bedroom Two

Characterful and light, the second bedroom has neutral décor, a vaulted ceiling and a dormer window overlooking the stunning gardens. Built-in storage includes a wardrobe and also access to the under eaves.

Bedroom Three

12'4" max x 9'9" (3.76m max x 2.99m)

Bedroom three is another bright room, with a semi-vaulted ceiling and soft blue walls, a neutral carpet, a window to the rear aspect and a large, fitted triple wardrobe. A door also connects to bedroom one.

Bedroom Four

8'4" x 10'2" max (2.55m x 3.10m max)

Another good-sized room, with a vaulted ceiling, white décor and a neutral carpet, a window with garden views and a built-in cupboard, which is home to a water tank.



Family Bathroom

The spacious family bathroom is well appointed, with a modern white suite comprising a full-size bath with a shower over, complete with a sleek glass screen, a concealed cistern WC with built-in storage and a pedestal basin with a mixer tap. The bathroom is presented with coastal blue and white tiling, a window to the front aspect and also has a heated chrome towel rail.

Bedroom One

15'5" x 8'11" (4.71m x 2.74m)

The primary bedroom is well-proportioned and can be independently accessed from the staircase from the kitchen. Twin-aspect glazing combines with a vaulted ceiling to create a light, bright space. To one end, a bank of built-in wardrobes provide storage, and also neatly conceal an entrance to a further attic room.

Attic Room

13'6" x 8'11" (4.14m x 2.74m)

This additional bonus room has a vaulted ceiling with exposed beams and a glazed door to one end.

Outside

With grounds of approximately 0.25 acres, set to the south of the property, the gardens are a magnificent mix of pathways leading between stunning mature planting, shrubs and trees. Colourful flowers decorate the grounds throughout, with fabulous seating areas, water features and secluded areas to discover and explore. To the front of the house, a cobbled driveway provides plenty of parking with space to turn a vehicle around. To the side of the main home, and accessible from outside and from the study, there is a fantastic workshop (4.29m x 2.73m) with power and lighting, and there is a further covered wood store.

Rose-Lin presents a rare and unique opportunity to purchase a fantastic home, filled with potential and set within a beautiful, tranquil plot on the outskirts of popular Ryde. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

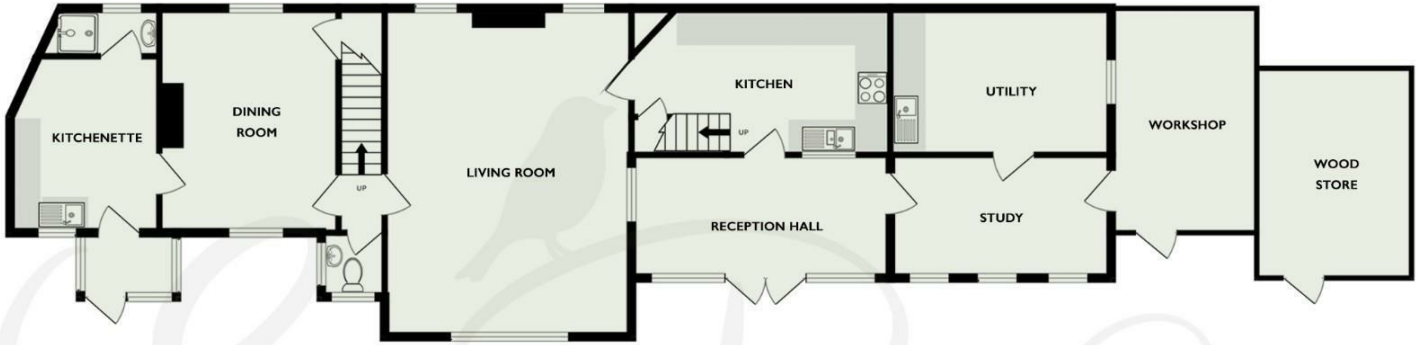
Council Tax Band: E

Services: Mains water and electricity Private drainage (with shared cost) and Calor gas for cooking only.

Private Road: Maintenance charges for the communal driveway are divided between the three properties that the road serves when required.



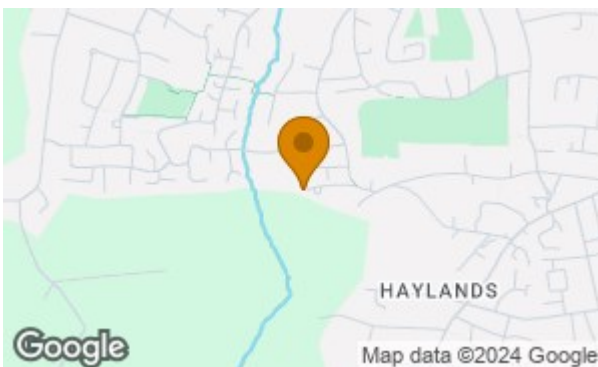
Ground Floor



First Floor



Floorplan for illustrative purposes only and not to scale



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	79

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	

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