SOLENT HOUSE PLAYSTREET LANE, RYDE, ISLE OF WIGHT

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# **SOLENT HOUSE**

# A STUNNING AND SUBSTANTIAL PERIOD HOME WITH ADDITIONAL LETTING INCOME SITUATED WITHIN EXTENSIVE GARDENS AND WOODLAND.

## SOLENT HOUSE

4 GRAND RECEPTION ROOMS | 4 DOUBLE BEDROOMS ALL WITH ENSUITES | KITCHEN | DINING ROOM | STUDY | CELLAR | GARDEN ROOM

## YEW TREE ANNEXE

2 FLATS WITH LETTING INCOME | PARKING | SEPARATE ENTRANCE

## GROUNDS

1.9 ACRES OF WOODLAND AND GARDENS | POND | SUBSTANTIAL WORKSHOP | OUTBUILDINGS | VICTORIAN RUINS | CHAPEL | WOODLAND



Solent House is a fine Regency property constructed in circa 1860, which has been comprehensively refurbished over recent years to provide a beautifully presented and attractive family home. Comprising an impressive four bedroom house with four ensuite bathrooms and elegant and well-proportioned reception rooms in addition to a wing incorporating two self-contained two bedroom flats, as well as workshop, gardens and woodland extending to approximately 1.9 acres. The house is constructed of brick elevations, sandstone sills and lintels with an array of beautiful period features throughout, including original stained glass, high ceilings, period coving and original flooring in a number of the principal reception rooms in addition to a grand staircase with hand-carved banister. The ground

and first floor flats are principally used for visiting friends and family, however they are often let on a Holiday let basis and currently yield a return of £15,000 per year with scope to increase. Both offering their own dedicated entrance and parking with outdoor space in the form of an enclosed courtyard for the ground floor flat.

The amenities of Ryde including a range of shops, restaurants and fast passenger ferry links to the mainland are all within easy reach. The FastCat provides a 15 minute crossing direct to Portsmouth mainline rail station with frequent trains to London Waterloo. The well-regarded independent school Ryde School is within walking distance. Ryde also has a small marina; excellent sandy beach whilst nearby Seaview offers sailing facilities.



#### ACCOMMODATION

#### **GROUND FLOOR**

**ENTRANCE** The house is entered beneath a magnificent arched portico with colourful tiling inset and on the floor with a pair of timber doors beneath a stained-glass fanlight. Beyond the entrance hall is a vestibule with further stained-glass fanlight over a pair of timber doors with original Minton tiled flooring and plenty of space for hanging coats and cloaks.

**HALLWAY** A huge space in the heart of the house with patterned tiled floors and an open fireplace with red metro tile surround.

**STUDY** A good-sized room with original shutters and open fireplace incorporating a marble surround and ironwork inset. Alcove shelving to each side.

**SITTING ROOM** A stunning bright room of excellent proportions with deep bay window with original shutters overlooking the garden and high uPVC sash casement windows on dual aspect. Deep skirting boards are common among the rest of the house, but this room offers intricate coving around the ceiling in addition to matching pelmets and wall and ceiling lighting.

**DINING ROOM** An excellent entertaining space off the kitchen with a large open fireplace with marble column surround as well as an alcove to one end with walk-in pantry cupboard.

**GARDEN ROOM** A useful room with excellent views over the garden.

**KITCHEN/BREAKFAST ROOM** With plenty of light and a garden outlook, this is an attractive room and benefits from the original tiled floors in addition to high ceilings and a full range of under-counter and wall-mounted storage units incorporating Corian tops, kitchen island and sink with mixer tap over. Bosch integrated dishwasher and fridge freezer and integrated washing machine and tumble dryer.

W.C. With wall-hung cistern and pedestal wash basin.

**CELLAR** Stairs down to a cavernous area for food and fuel storage bays in addition to a large room which houses a commercial grade heating system incorporating a set of pressured water tanks and there is also an external loading door.









#### FIRST FLOOR

A wide set of stairs gently rise to a half landing and onto a substantial galleried landing and access to all rooms. There is also access to the top floor annexed flat providing a convenient link should more accommodation for the main house be required.

**UTILITY ROOM** Space and plumbing for washing machines and shelving for linen and bedding.

## SEPARATE W.C.

Door to **LOFT** storage room and further stairs to attic on the **SECOND FLOOR** 

**BEDROOM 4** Double bedroom overlooking the front and **ENSUITE SHOWER ROOM** with shower, pedestal was basin, W.C. and heated towel rail.

**BEDROOM 1** With huge proportions, this light and

dual aspect bedroom overlooks the gardens. With high ceilings, picture rails, deep skirting and also an **ENSUITE BATHROOM** with freestanding oval bath, vanity unit wash basin, illuminated mirror, shower and W.C.

**BEDROOM 2** Another generous double bedroom with wood flooring and double doors out onto a balcony. **ENSUITE BATHROOM** comprising shower, pedestal wash basin, heated towel rail and W.C.





**BEDROOM 3** A substantial double bedroom with **ENSUITE BATHROOM** comprising 'P' shaped bath with electric shower over, pedestal wash basin, heated towel rail and W.C.

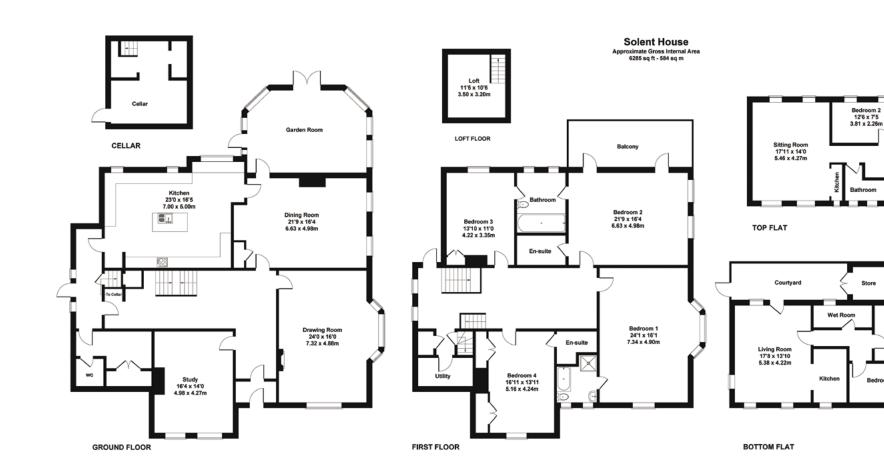
#### OUTSIDE

The grounds to Solent House are extensive with gardens extending to 1.9 acres. A gravelled driveway sweeps around to the front where there is parking for several cars. There is also dedicated parking for the flats. Discreetly hidden behind the garage and within the trees are a number of shipping containers roofed in the middle to provide a labyrinth of WORKSHOPS/STORES which have three phase power and lighting, integral roofing and lockable doors. To the side and rear gardens extend into mature woodland with a large gravelled area to the back of the house for entertaining. To the far end of the lawn is a pond which is naturally grown attracting a plethora of wildlife with a further range of beautiful walks to be enjoyed among the deciduous and coniferous mix woodland. A large fir has been laced with colour lighting which is ideal at Christmas. A further range of out buildings include a SHED, SUMMER HOUSE, RUINS and a small folly styled VICTORIAN CHAPEL.

#### ANCILLARY ACCOMMODATION

Off the eastern elevation is a two-storey annexe, which comprises of two, two bedroom flats with an excellent quality of accommodation ideal for holiday or long term letting. They both have dedicated entrances and one enjoys a rear courtyard adjacent to the main garden. The top flat has direct but lockable access from the house allowing for a larger balance of rooms should it be required.





**SERVICES** Mains electricity, water. Heating is provided by gas-fired boiler and delivered via radiators. Drainage is to a private septic tank.

TENANCY Freehold

#### EPC RATING D

**DIRECTIONS** Solent House can be found approximately 300 metres along Playstreet Lane heading away from Ryde on the left opposite the Lawned Tennis and Croquet Club.

#### POSTCODE PO33 3LJ

**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.

Bedroom 1 11'10 x 11'6 3.61 x 3.51m

Bedroom

10'1 x 10'0 3.07 x 3.05m I Decide

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