

SPENCE WILLARD



The Old Parsonage Appley Road, Ryde, Isle of Wight, PO33 1NE

Steeped in history and retaining original character and features, this charming and substantial property has a wealth of accommodation and set within large grounds, offering excellent potential for refurbishment or redevelopment.

VIEWING

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Constructed in approximately 1868 The Old Parsonage formerly provided accommodation for the parson upon retirement for his services at St John's Church of England Church next door but has since been fully occupied as a private residence for the last 45 years. With attractive stone elevations, arched windows and Jacobean style architecture. The Old Parsonage benefits from some fascinating features with internal spaces enjoying particularly high ceilings, skirting boards and architraves. There is a range of accommodation between the main house and a small annexe/apartment and in total the accommodation extends to approximately 12 bedrooms with approximately ¾ of an acre of grounds, including mature woodland. There is a requirement for upgrading and refurbishment of the property throughout with some options for further development, subject to achieving the necessary planning consents and approval.

Conveniently situated on the outskirts of Ryde, the house is a short walk inland from the beaches and coastline of the north east shores of the island. The villages of Seaview and Nettlestone are less than 2 miles away and Bembridge with its harbour and extensive mooring facilities is also within easy reach. Bembridge and Seaview offer sailing clubs, restaurants, cafes and a range of amenities including the community run store in Seaview and organic produce shop and café in the centre of Bembridge. The Fast Cat and Hovercraft passenger services connect to the mainland from Ryde which is 3 minute drive/15 minute walk away. Ryde provides further comprehensive range of amenities including Ryde School. Excellent walks can be enjoyed along the beach either towards Appley beach or to Seaview and beyond to Priory Bay.

Accommodation
Ground Floor

Entrance

Arched entrance with Latin scribe and postmark over. Column porch with original tile floor and arched top timber door with inset glazing.

Hallway

A large open space with wide stair with oak banister rising to the first floor.

Wet Room

With electric power shower, tiled walls and W.C.

Morning Room/Family Room

A room of excellent proportions with deep skirting, picture rails and twin patio doors to the garden.

Sitting Room

A generous sized room with large picture sash window overlooking the garden, original wood flooring and covered fireplace with staff bell pulls either side (disconnected).

Boot Room

With window overlooking the front aspect and wall-mounted electric consumer unit.

Kitchen

With large classic kitchen dresser to one side, there is also a basic kitchen with sink with mixer tap over, space and plumbing for an oven, fridge and freezer.

Utility Room

Garden Room

A timber glazed structure off the rear elevation with southerly aspect in need of refurbishment.

First Floor

A grand stair rises to a half landing with family bathroom and on to a light and spacious galleried first floor landing where there are four double bedrooms all with high ceilings and views over the front and rear. There is also a kitchenette with worktop, stainless steel sink and space and plumbing for cooker and washing machine.

Staff Quarters

Access from the staircase by the kitchen there are a further 9 rooms, and two bathrooms arranged over two upper floors all with Velux windows with walls stripped back to plaster and floorboards ready for decoration.

Cellar

There are two cellar compartments, one accessed under the stairs outside with various bays for storage. The original heating system, decommissioned and sump pump located in the cellar for extraction of water following any build up.

Self Contained Annexe

Separately accessed from the front is an annexe comprising sitting room, and up to two bedrooms with a separate kitchen, bathroom and W.C.

Outside

Set well back from the road, behind a line of mature Holmeoaks, The Old Parsonage has a large gravelled 'in and out' driveway creating impressive curb appeal. To the rear is a large garden extending to approximately 0.71 acres with mature trees marking the boundary and offering an abundance of privacy with this superb south facing garden. The end is largely wooded and there is vehicle access to one side and an old static caravan on a hardstanding adjacent.

Services

Mains electricity, water and drainage. Heating is provided by gas fired boiler and delivered via radiators.

Tenure

The Property is offered Freehold

Council Tax

G

EPC

Rating E

Postcode

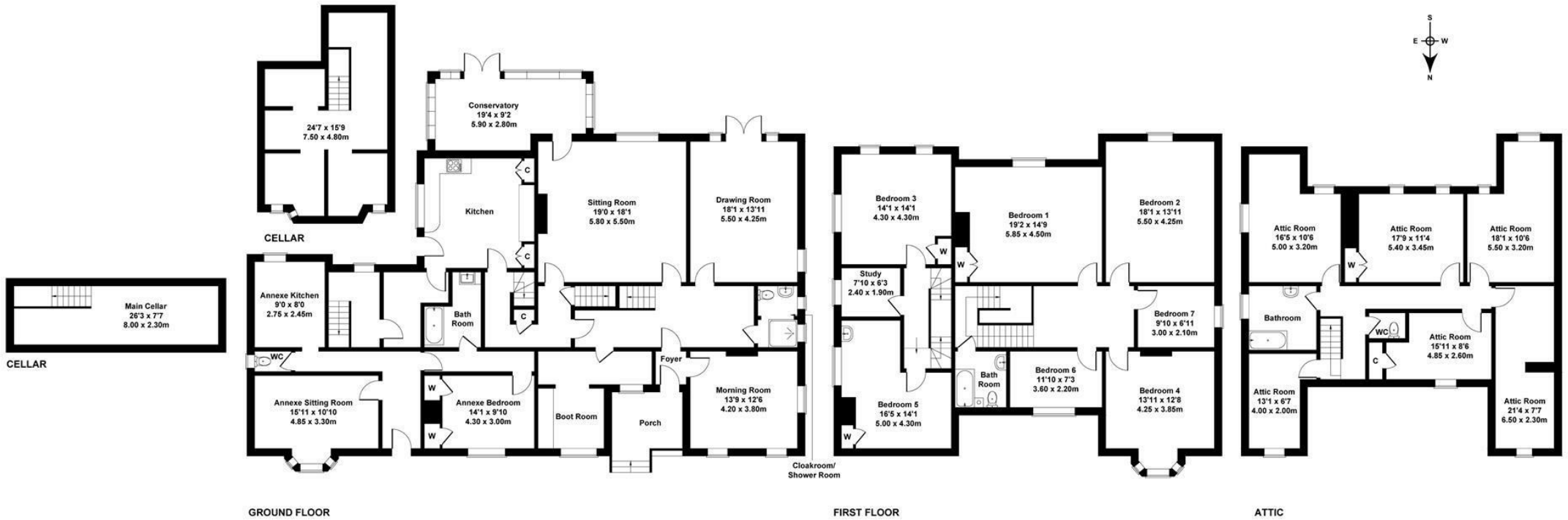
PO33 1NE

Viewings

Strictly by prior arrangement with the sole selling agents Spence Willard.



The Old Parsonage, PO33 1NE
 Approximate Gross Internal Area
 5834 sq ft - 542 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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