

SPENCE WILLARD



Mannington House 40 High Park Road, Ryde, Isle of Wight, PO33 1BT

A substantial family home boasting a wealth of period charm, light spaces, pleasant gardens, accommodation and open plan space.

VIEWING

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Constructed in 1869 Mannington House is a delightful and spacious home set centrally within its own gardens offering an excellent package. The house is particularly attractive occupying a corner plot with distinct Italianate architecture, including arched topped sash windows, which have all been recently replaced, high ceilings, deep bay windows and a grand staircase with hand carved rail. Mannington House has been modernised to compliment these wonderful features with modern kitchen, open plan living area, ensuite and décor throughout. There is plenty of reception space including a separate sitting room/dining room as well as five double bedrooms, three bathrooms, two of which are ensuite. There is also a boot room and laundry room in addition to gated driveway with plenty of parking, a garage and vegetable patches.

Conveniently situated in Elmfield 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

Porch with chequered pattern tiled flooring. Composite door with arched fanlight and original bow topped timber inner doors.

Hallway

A grand hallway with original cornicing, deep skirting boards, dado rails and door architraves.

Kitchen/Dining Room

A contemporary kitchen boasting a wealth of undercounter and wall-mounted storage units with composite stone worktops and splashbacks incorporating five ring gas hob, integrated Bosch dishwasher, 1.5 bowl Rangemaster stainless steel sink with Quooker instant hot mixer tap over. An integrated 'slide and hide' double Neff oven and grill, Neff warming drawer, and an integrated Neff full height fridge completes a fully equipped kitchen.

Open Plan Living Area

A substantial space with deep bay and French windows overlooking the front aspect and gardens, period features, deep skirting, picture rails and ceiling cornicing. Gas fire with a tiled hearth and stone surround.

Sitting Room

A superb room enjoying plenty of natural light from dual aspect windows. Gas fireplace with stone surround. High ceilings a deep box bay window overlooks the southerly aspect with tall sash windows and double doors to the dining room.

Dining Room

A well-proportioned room with double doors to the courtyard and through to the sitting room. Currently arranged as a study.

Laundry Room

An excellent utility space with Pulley Maid and further worktops over undercounter and wall-mounted storage units and floor level boiler. Cloakroom/W.C.

Boot Room

With an abundance of built-in storage, timber clad walls to mid-height and space for an ancillary fridge/freezer.

First Floor

A grand staircase with original oak banister gradually rises to a light filled galleried landing with high ceilings and high level windows. There are five generous double bedrooms. With plenty of natural light and far reaching views including sea glimpses from bedroom two and four. The principal bedroom has arched topped tall sash windows, small parapet balcony and a recently installed luxurious ensuite incorporating large vanity unit wash basin, illuminated mirror, walk in shower, heated towel rail and W.C. Bedroom two benefits from its own ensuite shower room with shower, heated towel rail, vanity unit wash basin and W.C. The family bathroom comprises a fresh white suite, including panelled bath, heated towel rail, pedestal wash basin, shower and W.C. Airing cupboard housing hot water tank with immersion heater and linen shelving.

Outside

Set back from the road behind tall gates, Mannington House sits well within its plot with south facing lawned gardens and a range of well-stocked borders, specimen trees and herbaceous shrubs. There is plenty of off-road parking in front of a garage/store and a vegetable patch in the south western corner. To the rear of the property is an enclosed courtyard with plenty of space for outdoor dining. Gated pedestrian access onto Victoria Crescent.

Services

Mains electricity, water and drainage. Heating is provided by floor level gas fired Worcester boiler located in the laundry room and delivered by radiators.

Tenure

The Property is offered Freehold - (with a lease, however the vendors own the freehold)

Council Tax

Band F

EPC

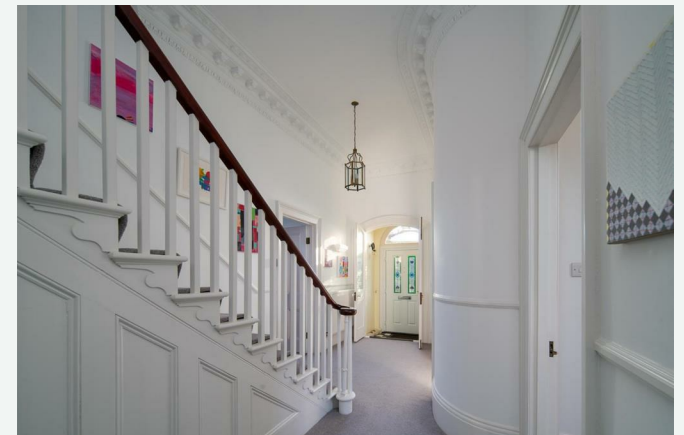
Rating D

Postcode

PO33 1BT

Viewings

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



Mannington House

Approximate Gross Internal Area
2626 sq ft - 244 sq m



GROUND FLOOR

FIRST FLOOR

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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