

SPENCE WILLARD



Dolphin House, 16 Queens Road, Ryde, Isle of Wight, PO33 3BG

An impressive and substantial period property with secluded, pretty gardens in a sought-after location with Solent views and a short walk to Ryde School.

VIEWING

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Constructed in approximately 1894, this superbly well-appointed period property now provides a particularly comfortable family home with grand reception rooms and five double bedrooms, all of which are ensuite. The kitchen offers excellent family space in addition to a large sitting room and separate dining room with bay window and a large breakfast room overlooks the garden. This particularly impressive looking property is set back from the road behind iron gate and railings beneath a mature beech tree. Dolphin House is beautifully presented and maintained with space for a family and private garden in addition to a garage and large garden shed.

Located particularly close to Ryde School, the property is a short walk from the town centre with its range of shops and restaurants, whilst the seafront, beach and the passenger ferry services to Southsea and Portsmouth (crossing times of 12 and 20 minutes) are all nearby.

Ground Floor

Entrance

Stucco fronted porch with lantern over a timber door with arched fan light and original Victorian tiled floor.

Hallway

Spacious hallway with high ceilings, ornate cornice and chandelier rose.

W.C/Cloakroom

Family Room/Snug

A cosy space with alcove storage and gas fire with original mahogany fireplace, dual aspect windows to the front and side aspect.

Dining Room

A magnificent room with high ceilings with original mahogany mouldings, picture rails and deep skirting boards with bay window overlooking the front lawns. Open mahogany fire place with original Victorian tiles inset.

Sitting Room

A superb formal room with garden outlook enjoying ornate decorative mouldings on the walls and ceiling and deep skirting boards and gas fire.

Breakfast Room

Extending to the rear of the house with southerly aspect is a glazed garden room with sliding doors to the garden. This versatile space is currently arranged to provide a day room, sitting area and large dining space.

Kitchen/Breakfast Room

Fitted with a luxury and comprehensive range of under counter storage units with granite worktop kitchen units incorporating a stainless steel sink with mixer tap over, integrated dishwasher, Miele coffee machine, Neff oven grill and microwave and four ring induction hob. There is a central breakfast bar island with black natural stonework top, pull up electrical sockets, space and plumbing for an American Style fridge freezer and there is a Racing green 5 door gas fired Aga with hot plate companion.

Utility Room

Space for washing machine, tumble dryer and floor mounted boiler within a laundry cupboard with hanging rail.

First Floor

A wide staircase with Oak hand carved banister rises to a half landing with garden views and deep airing cupboard.





The first floor comprises five generous double bedrooms all with built in wardrobe storage and ensuite bath and shower rooms. The principal bedroom boasts a comprehensive range of integrated wardrobe storage and a large ensuite with jacuzzi bath and separate shower as well as deep bay window with glimpses of The Solent .

Cellar

Original cellar storage compartments comprising three storage areas/workshop with central heating, power and lighting laid on.

Outside

Dolphin House is set back from the road behind a front garden comprising of mature hedgerow, lawn, planted beds and wrought iron railings, driveway gates and a central pedestrian gate. There is plenty of parking with space for up to four cars in front of the garage and side access to the rear. The fabulous walled, south facing , gardens beyond the house are secluded and provide a very green outlook landscaped around a glorious central white beam tree with a further arrangement of well stocked beds and planting. There is a raised deck with pergola and patio ideal for outdoor dining and a small courtyard area to the rear of the kitchen which is a real sun trap with a garden view through a wisteria and rose clad pergola. The garden shed is a timber structure matching the house with terracotta tile roof and houses plenty of storage space.

Services

Mains electricity, gas, water and drainage. Heating is delivered by a gas fired boiler located in the kitchen and delivered via radiators.

Tenure

The property is offered freehold.

EPC Rating

D

Council Tax

Band D

Postcode

PO33 3BG

Viewings

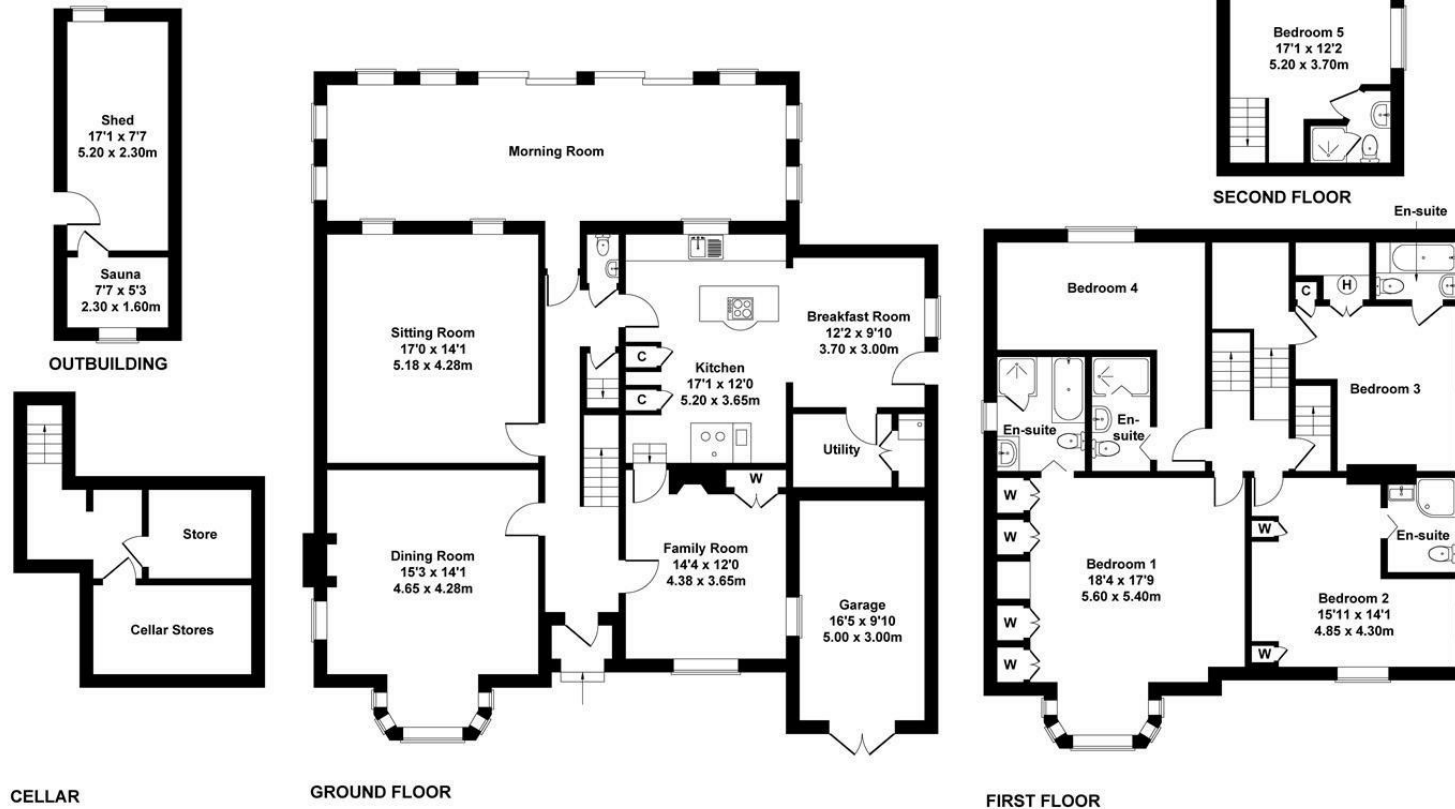
All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.





Dolphin House

Approximate Gross Internal Area
3573 sq ft - 332 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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