

SPENCE WILLARD



13 Spencer Road, Ryde, Isle of Wight, PO33 2NY

With commanding views over The Solent, Ryde Pier and to the Spinnaker Tower, this conveniently located family home has the benefit of a new self-contained annexe and off-road parking.

VIEWING

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Found on one of the more sought after roads in Ryde, close to the town amenities, beach, Ryde School and commuter links, 13 Spencer Road has glorious Solent views, which can be enjoyed from the principal rooms making it an ideal home, with additional ground floor accommodation currently used as a successful holiday letting. The accommodation is arranged in an 'upside down' format to make best of the views with four bedrooms, three of which are on the first floor, including two bathrooms and large sitting room/open plan kitchen dining room and conservatory achieving wonderful sea views. The ground floor has been converted from garaging to now provide a new self-contained one bedroom annexe with high-specification finish. A staircase could be reintroduced to connect both floors internally and as part of the planning permission achieved, there is also scope for an ancillary home office to be added and located somewhere in the rear gardens. Furthermore there is a void of undeveloped space on the ground floor at the rear of the house. Gardens wrap around the house enjoying a sunny southerly aspect, whilst at the front is mature hedging forming a boundary to one side of a large tarmac driveway within the original stone walls. There is also a dedicated courtyard garden to the side of the ground floor annexe.

Situated within a Conservation Area, Number 13 benefits from being located in a quiet attractive position, just a short walk from the beach located on the Island Coastal Path and within a couple of minutes' walk of the well regarded Ryde School. The amenities of the town including a range of shops and restaurants, together with high-speed ferry services are all within easy walking distance. There are frequent crossings on the passenger ferry service to Portsmouth (taking about 20 minutes) and to Southsea on the hovercraft (taking about 12 minutes). The car ferry to Portsmouth is a few minutes by car away in Fishbourne. Ryde also has a large sandy beach, popular for swimmers and kite surfers as well as having a small marina.

Accommodation

First Floor

Entrance

The main house is accessed via a staircase gradually rising to a landing/deck where there are views of the sea and a large uPVC double glazed door.

Porch

Small vestibule with 8 panel timber front door set within architectural glass blocks and side.

Hallway

A light-filled hallway with plenty of storage within three deep cloak/airing cupboards, one of which housing a new large 300l unvented water cylinder.

Sitting Room

A good-sized dual aspect room with deep bay window enjoying far reaching sea views. Fireplace housing electric fire and connection point for a gas fire.

Kitchen/Dining Room

An excellent family room with dual aspect windows, sea views and a handmade kitchen with oak fronts and stone worktops incorporating a range of under-counter and wall-mounted storage units, a 1.5 bowl stainless steel Franke sink with mixer tap over. Dishwasher, extractor hood, oven and drinks fridge also included. Large integrated handmade dresser unit to one side.

Conservatory

With the best views in the house, this elevated conservatory overlooks The Solent and provides an ideal space for entertaining, dining or enjoying the moving landscape of ferries, cruise ships and vista with Portsmouth and Spinnaker Tower in the background. The roof has been insulated to ensure it can be used year-round.

Utility Room

With a further range of storage units and space and plumbing for washing machine, tumble dryer and American style fridge freezer.

Bedrooms 1, 2 + 3

There are three bedrooms on the first floor, one of which achieves a sea view from the front, whilst the two rear bedrooms have a sunny southerly aspect, one has built in wardrobes and a wash basin, whilst the other has a large built-in wardrobe and access to the rear garden room.

Shower Rooms

There are two shower rooms, both with shower, hidden cistern W.C. vanity unit wash basin and heated towel rails.

Garden Room

Large uPVC double glazed garden room overlooking the garden with access to a private deck with southerly aspect.

Lower Ground Floor/Self Contained Annexe

Converted in 2023, the former garages have the benefit of planning permission, building regulations sign off and have been converted with comprehensive insulation and an excellent specification of finish. The large spacious bedroom has a built-in wardrobe and an attractive open plan living area with luxury vinyl tiled floors and a contemporary fully equipped kitchen with integrated appliances. To the rear is a large shower room, W.C. utility cupboard and lockable store room.

Outside

Set back from the road within original stone walls, a pedestrian gate and driveway between two pillars leading to a large tarmac driveway with parking for several cars. On the left-hand side is a courtyard garden for the holiday let with gravelled area and sunny aspect. On the right-hand side is mature planting and steps rise to the main entrance to the house. The rear garden is enclosed in original stone walling with new venetian style fencing to the rear, and a gravelled area with mature planting and southerly aspect. The large decked space provides an ideal area for outdoor dining and entertaining and there is also a garden shed. There is large additional lockable storage underneath the garden room accessible from the side outside. A large loft space located off the main hallway and utility offers additional storage in the house. There is potential to use a large void to the rear of the lower-ground floor either as storage with access from outside, or incorporating with the inside of the property.

Services

Mains electricity, water and drainage. Heating is provided by gas fired boiler located in the store on the ground floor and new unvented cylinder and delivered by radiators. A water softener is also in place. The property is currently connected to Wightfibre fibreoptic hi-speed internet.

Council Tax

F

EPC Rating

D

Tenure

The property is offered freehold.

Postcode

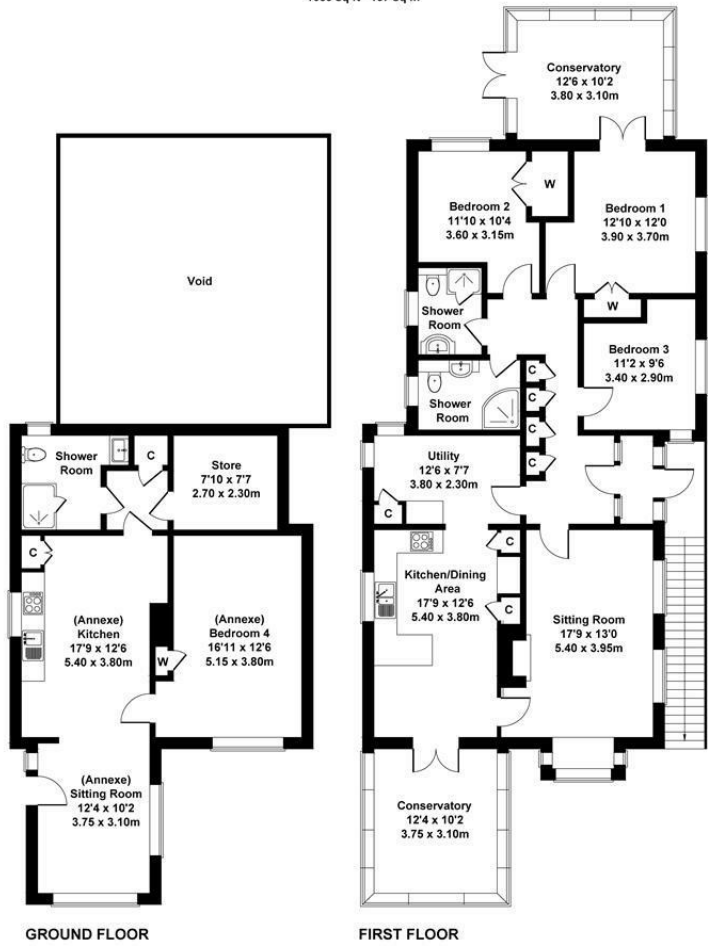
PO33 2NY

Viewings

Viewings by appointment with the Sole Agents Spence Willard



13 Spencer Road
Approximate Gross Internal Area
1689 sq ft - 157 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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