

SPENCE WILLARD



Rutland Lodge, 18 Star Street, Ryde, Isle of Wight, PO33 2JH

A stunning Georgian style home with well-proportioned accommodation including a self contained annexe, private gardens and a convenient central location.

VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



Constructed in approximately 1860 this fantastic Grade II Listed period home offers generous accommodation laid out over four floors with grand reception rooms and plenty of character. Refurbishments have cosmetically renewed much of the house with tastefully decorated interiors throughout, a contemporary style kitchen and bathrooms, there are also landscaped gardens with a hidden sun terrace at the rear. Stripped doors and hand carved stair banister, ceiling alcoves, deep skirting boards and sash windows are some of the many period features, complimented by modern editions, including a new heating system with pressurised cylinder. There is plenty of extra space, including various stores and the lower ground floor which is currently arranged as a workshop/home office, but could provide an additional self-contained lettable flat or ancillary accommodation for visitors.

Rutland Lodge is located a short 10-minute walk to the seafront and beach and a 100m walk to the amenities of Ryde town centre, including a range of shops and restaurants and cafes 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). Linking via Portsmouth a train to London Waterloo takes approximately 1hr 50mins. Nearby Appley Beach is known for its long sandy bay and parkland ideal for spending time on the family friendly beach and for walks either to Ryde or east to Seaview and the beautiful Priory Bay.

Accommodation

Ground Floor

Entrance

Accessed through a pedestrian gate over a flag stone path, the glazed entrance vestibule has a pitched roof, stained glass and pattern tile floor and provides a particularly attractive entrance, currently arranged as a boot room but also provides a summer dining space with plenty of natural light.

Hallway

Painted with two tone grey and white with the door furniture and walls beneath dado rails, there are original mouldings around the ceiling and also wide board wooden flooring running throughout. The cloakroom has clad walls to mid height, pedestal wash basin and W.C.

Kitchen/Breakfast Room

A contemporary kitchen, including a range of undercounter and wall-mounted storage units with a large central unit, incorporating a stainless steel sink with mixer tap over. There is a four ring gas hob, undercounter cooker and Hotpoint drawer fridges. A large picture window overlooking the front with space for a dining table.

Sitting Room

A room of generous proportions with high ceilings, picture rails and particularly deep skirting boards. A large wood burning stove sits within a timber fireplace with tiled hearth and new double glazed sash windows enjoying green garden views.

First Floor

A picture window provides plenty of natural light to the landing.

Bedroom 1

A superb principal bedroom with high ceilings, picture rails and built in wardrobes. There is a deep bay window with shutters overlooking the gardens with Solent glimpses.

Bathroom

This bathroom is particularly impressive with plenty of space, exposed Georgian wide floorboards and a freestanding slipper bath in the centre. There is a vanity unit wash basin, W.C to one side with two wall mounted towel rails and a walk-in shower with deluxe shower head. Cupboard housing boiler and vented cylinder.

Second Floor

The second floor achieves wonderful far reaching views to the south over Ryde and comprised a further two large double bedrooms, one of which has a wash basin. From this level there are glorious views in each direction across the island to the south and from bedroom 2 The Solent views are the best in the house.

Lower Ground Floor

With a separate entrance, this space is currently arranged as a workshop with two large rooms mirroring those above, a bathroom and access to a courtyard with southerly aspect, flagstone floors and three large stores. Steps rise to a gate onto Star Street.

Outside

Set back from the road behind a stone wall with pedestrian gate between pillars, the house is set back from the road. The rear garden is particularly private with mature hedging on both sides and a well stocked flower bed boasting an array of summer colours, incorporating Agapanthus, Fox Glove and Rose. Extending some 40 metres from the house, the garden runs toward a patio at the foot, which has been landscaped with pebble surround and raised deck providing an idyllic private and tranquil space for outdoor dining and entertaining with a southerly aspect. There is a garden shed to one side and access to three garden stores in the lower courtyard.

Services

Mains electric, gas, water and drainage, the property is heated via gas fired boiler located in the bathroom with vented cylinder and delivered via radiators. There is a separate boiler for the lower ground floor, the entire property has one metred supply of each utility.

Tenure

The property is offered leasehold with the balance of 887 years remaining on a long lease.

Council Tax

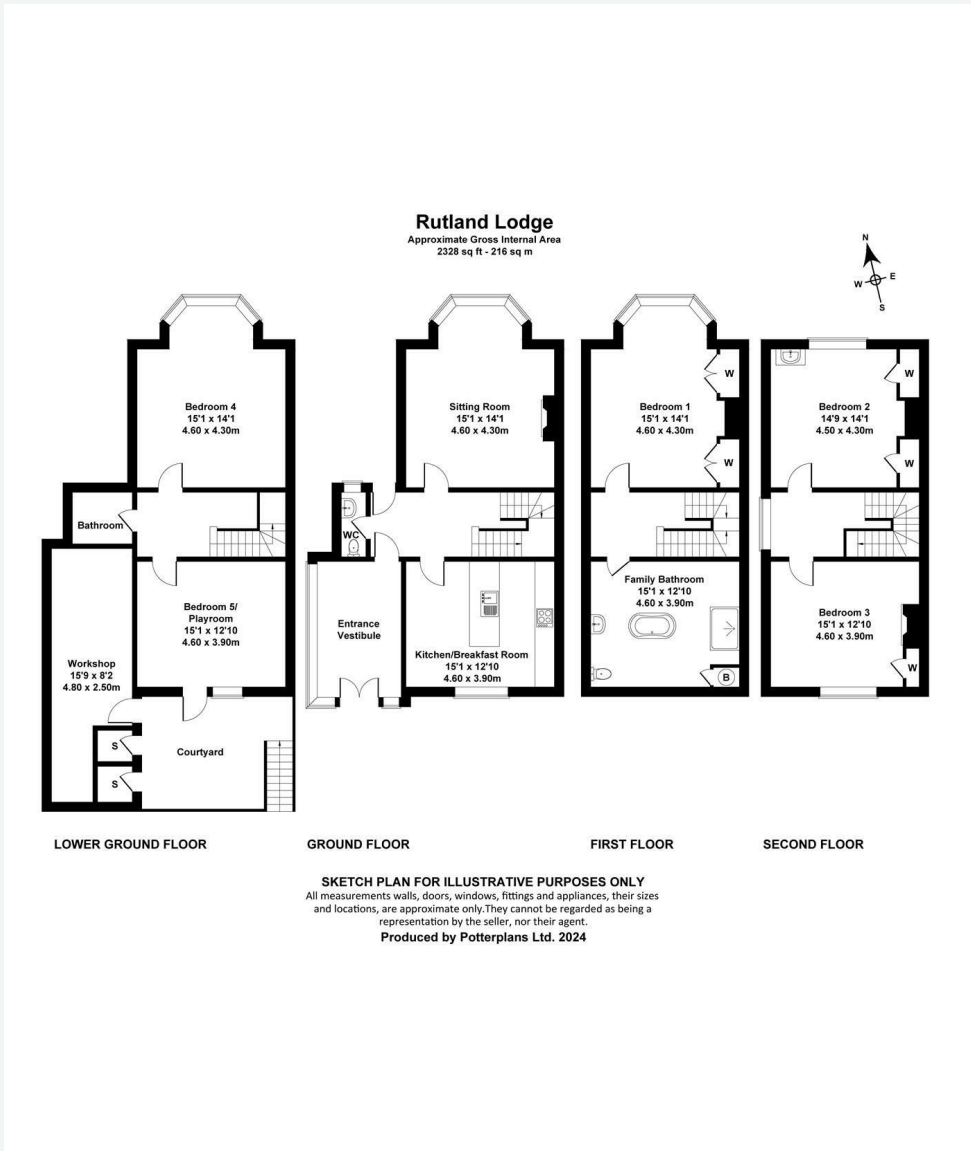
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Viewings All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.





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