

SPENCE WILLARD



The Dolphins 119 Augusta Road, Ryde, Isle of Wight, PO33 3AU

Occupying a prime waterfront and sought after location this attractive period house offers plenty of accommodation, private gardens and a new garage annexe or home office.

VIEWING

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Constructed in approximately 1854 forming one of a pair of waterfront properties owned by two sisters, The Dolphins is a beautiful and fascinating property possessing impressive original features, together with interesting historical materials, stone elevations with arched windows, original lintels, brickwork and iconic dolphin weathervane on the turret at the top and all principal rooms enjoy a glorious Solent view. Arranged over four floors and with plenty of well-appointed accommodation of generous proportions a new garage/annexe lodge offers a versatile option for use as a home office, gym or ancillary accommodation. A private south facing garden leads to the front door while a low maintenance Mediterranean style terrace extends to the water's edge.

Dolphin House is situated in a prime location on a private road, a short distance from the Fast Cat and Hovercraft services to Portsmouth both of which can be seen from the house. Ryde School and the town's amenities are also a short walk away. Excellent walks can be enjoyed along the beach either towards Fishbourne or Appley beach and beyond to Seaview and Priory Bay.

Accommodation
Ground Floor

Entrance
A pitched timber roofed porch covers an arched top original door.

Lobby
With original tiling and plenty of space for hanging coats

W.C.
With tiled floors, wall mounted wash basin and W.C.

Family Room
A superb family space with two walls dressed with hand carved cupboards and book shelving displaying an arched feature matching those on the windows and door ways to the house. Original wood flooring runs throughout and a deep bay window with arch support is believed to have originated from a ship.

Sitting Room
With glorious Solent view over the gardens this substantial room has extraordinary murals of the Trafalgar fleet in 1860 painted by Arthur Wellington Fowles the famed island based British master painter, renowned for his sea scape works. Another bay window provides a very light seating area with parquet wood flooring.

Lower Ground Floor

With tiled floors running throughout the lower ground floor, there are a range of stores and also a large utility room, W.C. and Boot Room. The Kitchen/Dining Room is a large dual aspect space with outlook to the covered courtyard providing plenty of natural light. The kitchen boasts a full range of undercounter and wall-mounted shaker style storage units with wooden worktops and tiled splashbacks. There is space and plumbing for a large range cooker and also an integrated dishwasher, butler sink with mixer tap over and two deep pantry/crockery cupboards. Log burning stove and space and plumbing for an American style fridge/freezer.

First Floor

Staircase rise to a landing with original floorboards running throughout. There are three generous double bedrooms with views of the front garden while two bedrooms enjoy glorious far reaching Solent views. Two bedrooms have original decorative corner fireplaces, whilst the third enjoys an ensuite shower room with tiled walls, floors, wall-mounted wash basin, walk-in shower and W.C. A family bathroom incorporates a large, panelled bath with shower attachment, vintage style pedestal wash basin, heated towel rail and W.C.

Second Floor

There are up to three bedrooms on the top floor, one of which currently has the dividing wall removed to create a large space but could be returned as well as a shower room with tiled wall, floor, W.C. wall mounted wash basin and shower.

Outside

Off road parking is found through iron gates at the front of The Dolphins beyond which magical, private and south facing gardens form a unique approach to the house. At the rear, a landscaped and low-maintenance terraced garden with a Mediterranean feel lead towards a superb dining space with glazed balustrade overlooking the water. Steps with dedicated gate lead to the beach.

Garage/Lodge

Added in 2022, replacing the original garage is the Lodge which has been beautifully constructed using stone and cast lintels with windows sympathetically matching surroundings. The capacious structure comprises two storeys of versatile space which can be used as a garage with timber doors to the side or as ancillary accommodation with an upper floor consisting of a bedroom, W.C. and bathroom and there is also electricity and plumbing prepared should a kitchen be required. There is a small courtyard with sunny south easterly aspect making it an ideal addition to the house for visiting guests, family or to generate letting income.

Services

Mains electricity, water and drainage. Heating is provided by gas fired boiler located in bedroom 1 and delivered via radiators. A separate boiler services the garage.

Tenure

The property is leasehold with the benefit of a long 2000 year lease granted in 1917 and ground rent of approximately £150 per annum is payable to the freeholder, Pelham Field Estate for maintenance of the lane, sea wall and communal gate.

Council Tax
Band E

EPC
Rating D

Postcode
PO33 3AU

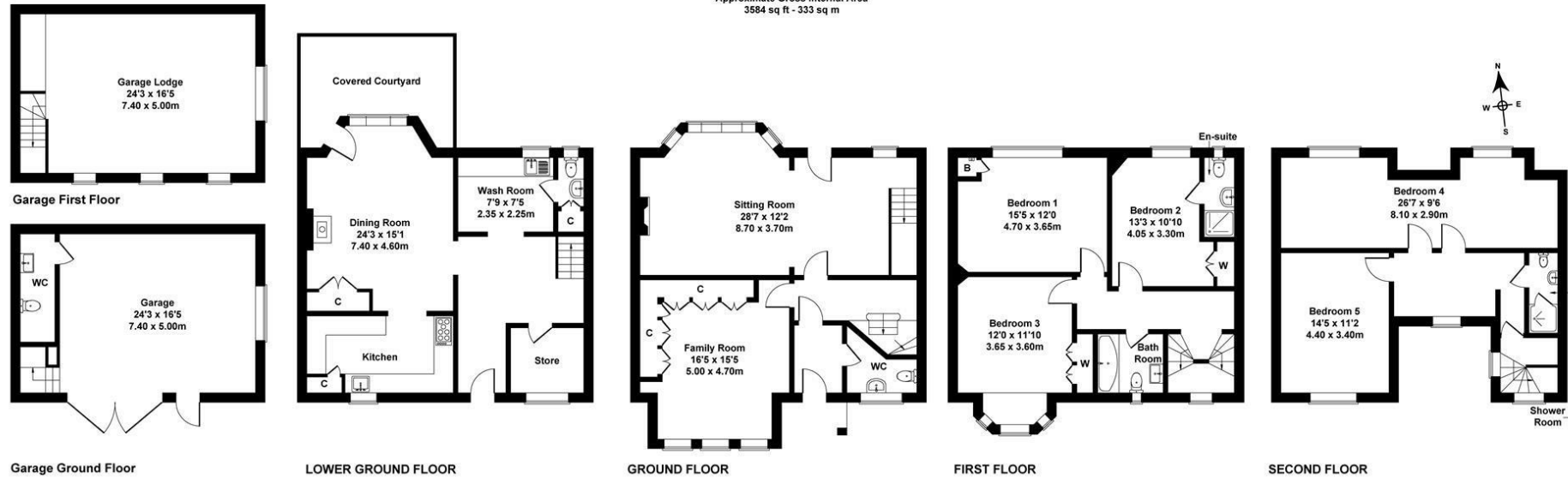
Viewings

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



Dolphins, 119 Augusta Road

Approximate Gross Internal Area
3584 sq ft - 333 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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