

SPENCE WILLARD



Courtfield, 60 Spencer Road, Ryde, Isle of Wight

*A fine Georgian residence situated within substantial mature gardens which have potential for further development. With gated driveway and a three bay car port this historic Ryde home occupies a private position on a sought-after road with views toward The Solent*

VIEWING:

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Constructed in the 1830's and Listed Grade II Courtfield is a beautiful family home occupies a substantial 1.2 acre plot with very private, landscaped gardens and an iconic veranda achieving Solent Views. The house boasts a range of stunning reception rooms of generous proportions with high ceilings and sash windows within deep bays, with shutters and a wealth of original character and features. There are open fireplaces and natural wood floors and a cellar with cinema room and multiple versatile storage area while accommodation on the first floor extends to five bedrooms and two bathrooms, one of which being ensuite. There is access from bedrooms onto a glorious balcony over the covered veranda overlooking the fascinating gardens which extend below and lovingly designed and curated with a large patio overlooking the lawn and onto a lower area with arbour, rose walk and mature trees and hedging on all sides. Across the 'in and out' driveway a three-bay carport with greenhouse and fruit cage complete an excellent package all around with the added benefit of the entire property consisting of three titles with space and adequate access available to offer further development potential of up to three additional dwellings subject to the necessary planning consents and approval.

**THE ISLE OF WIGHT**

Known as the 'Garden Isle' because of its beautiful landscape, the Isle of Wight is home to miles of unspoilt beaches, rugged coastline and glorious countryside.

Only 23 miles by 13 miles, and a short sea crossing from the mainland, the Island has a unique atmosphere boasting many attributes, not least of which is its slower pace of life and its own microclimate. It enjoys unspoilt villages and fine seaside resorts with many miles of impressive coastal scenery. With safe sandy beaches, it is a place for sailing, windsurfing and swimming, ideal for both young and old.



## RYDE

Situated on the sought-after Spencer Road, within a Conservation Area, Courtfield benefits from being located in an attractive position, just a short walk from the beach 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). Ryde also has a large sandy beach, popular for swimmers and kite surfers as well as having a small marina.

## ACCOMMODATION

### GROUND FLOOR

**ENTRANCE** Timber door beneath a Georgian style column supported portico.

**HALLWAY** Filled with natural light, high ceilings and original floorboards. There are bi-folding doors to the drawing room.

**DRAWING ROOM** An impressive dual aspect room with sash windows and deep bay overlooking the front and side aspect. Fireplace housing log burning stove on a marble hearth with timber surround.

**SITTING ROOM** With high ceilings, ornate ceiling rose, picture rails and open fireplace and original window shutters and French patio doors onto the decked veranda.

**DINING ROOM** An attractive room with original floorboards, open fireplace and sash window overlooking the garden and a distant view toward The Solent. A pair of substantial original timber doors open to the sitting room.

**ORANGERY** Situated in the place of the former staff quarters is a superb modern light filled space added in the year 2013 and incorporates underfloor heating beneath tiled floors, high ceilings with a timber frame glazed roof lantern and three full height sash windows and double doors out to the front. This is an ideal space for use as a dining room and is also particularly light and could be utilised as a studio, workshop or additional sitting room.

**KITCHEN** A well equipped room with tall sash window overlooking the front garden. A hand crafted kitchen with iron hinged solid oak cupboards, stone worktops and a butler sink with mixer tap over. Space and plumbing for dishwasher, fridge and range style cooker.





**UTILITY ROOM** A large space with a further range of undercounter storage and bespoke carpentry providing an excellent utility room adjacent to the kitchen. There is a stainless steel sink with taps over and worktop with space and plumbing for a washing machine and tumble dryer.

**LARDER** With north easterly aspect and slate worktop and wood shelving.

**BOOT ROOM** A wealth of space for hanging coats and storing boots with a stable door accessing the side.

**STUDY** An ideal room for a home office with high ceilings and generous proportions with double doors to the garden.

**W.C.** With tiled floors, vintage style 'Heritage' wall-mounted wash basin and W.C.

**FIRST FLOOR**

Stairs rise to a half landing with plenty of natural light from a Velux window. On the first floor with a further galleried landing space there are five double well-appointed bedrooms all enjoying garden views and original fireplaces. The two rear bedrooms have built in wardrobe storage and the principal bedroom has original floorboards and a pair of full height windows onto the veranda giving superb Solent views beyond the gardens as well as an Ensuite Bathroom with wood flooring, panelled bath with tongue and groove clad sides, bidet, W.C. and vanity unit wash basin.

**FAMILY BATHROOM** With panelled bath, tongue and groove clad walls, vanity unit wash basin and shower. Separate W.C. off the landing.

**LOWER GROUND FLOOR**

An excellent range of versatile rooms providing a multitude of storage as well as habitable space having undergone comprehensive damp management treatment with tanked walls, water removal within the wall cavities and sump pump to ensure the habitable spaces are dry and usable.

**CINEMA ROOM** With projector and speaker system and window to the front and side.

**PLANT ROOM** Wall mounted electric meter, water softener and a ground level Potterton boiler with 300l megaflo wented cylinder.

**WORKSHOP & STORE ROOM** With plenty of wall space for racking and storage and side windows.

**WINE CELLAR** With original flagstone shelved bays.



## OUTSIDE

From Spencer Road between a pair of large gates, Courtfield is accessed over a large gravelled driveway with plenty of parking and well-kept planted gardens. The gardens offer a wealth of space and interest extending to 1.2 acres and combine a range of spaces for sitting out and enjoying the views or for growing fruit and vegetables and throughout there is a feeling of immense privacy with mature hedging and trees consisting of a range of both evergreen and deciduous specimen trees including Bay, Oak, Purple Beech, Yew, Silver Birch, Apple, Almond, and Pear. The patio provides an elevated dining area and a range of attractive and well stocked beds have been created to provide interest and a pretty outlook from the house and gardens. Extending to the level lawns at the rear there is also a large patio and decked veranda with a further lower garden consisting of a rose, pergola and well positioned oak and slate arbour enjoying a southerly aspect. There are various clippings areas and deliberately placed potting sheds and greenhouses. To the side of the property is a three bay parking in former stables with cobbled driveway to the front and pitched roof providing plenty of additional storage. The kitchen gardens are found behind the former stables where there is a large fruit cages and a mini wildflower meadow and lavender hedging

## DEVELOPMENT POTENTIAL

Courtfield comprises three separate titles, consisting of house and garden, stables/carport and the lower garden with access by the house. There is therefore potential for development of two or three additional dwellings to be built in the lower gardens as neighbouring properties have done, whilst retaining a large garden space for the main house (subject to the achieving the necessary planning consents and approvals).

**SERVICES** Mains electricity, gas, drainage and water. Heating is provided by gas fired boiler with unvented cylinder located in the plant room and delivered via radiators and electric underfloor heating in the orangery. Courtfield has been rewired and fitted with a capable and modern heating system in between 2000 and 2010. The veranda and roof have also been renewed as part of a comprehensive maintenance and restoration programme.

**COUNCIL TAX** Band G £3,566 (2021)

**TENURE** The property is offered freehold.

**POSTCODE** PO33 3AF

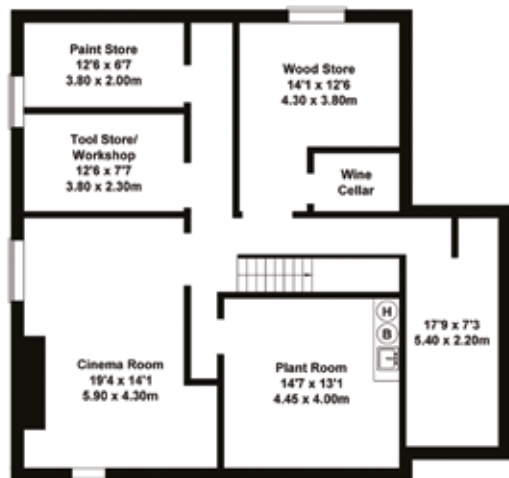
**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



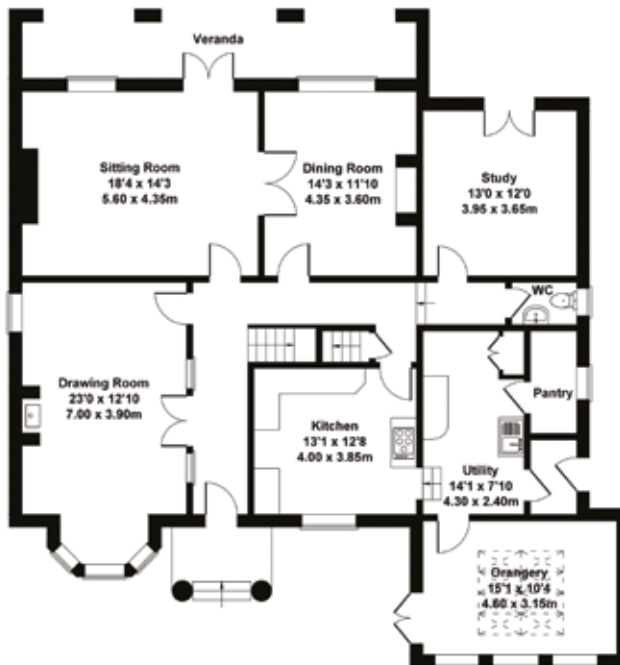


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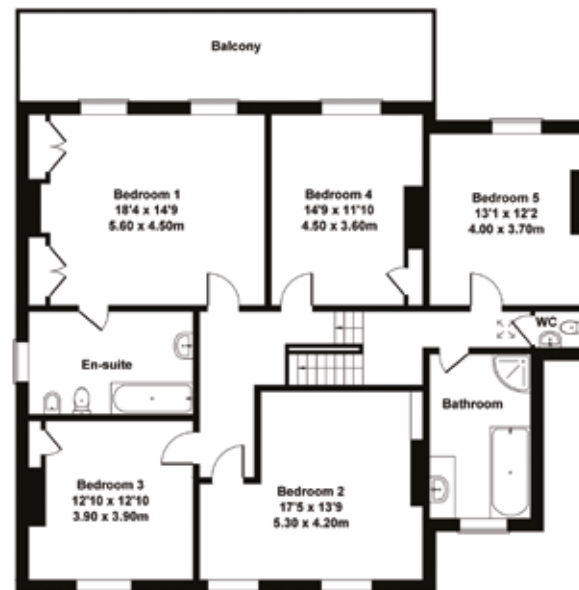
Approximate Gross Internal Area  
4155 sq ft - 386 sq m



LOWER GROUND FLOOR



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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