

SPENCE WILLARD



Wight House Lower Green Road, St. Helens, Ryde, Isle of Wight, PO33 1UF

Enjoying glorious harbour views, beautiful gardens and a prime position on the edge of the picturesque St Helens Green sits this extensively refurbished family home.

VIEWING

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Wight House is an attractive house following a brilliant remodel and refurbishment carried out in 2010. Now offering exceptional open plan living space, with large sitting room, kitchen, dining and living area, in addition to a study with superb garden and sea views. There are also four bedrooms offering excellent proportions, in addition to two bathrooms on the first floor with a balcony off the principal bedroom with breath-taking views. The gardens have been landscaped and designed to offer a stunning backdrop to the house with plenty of sunny terrace space for outdoor entertaining, in addition to vegetable patches and a driveway at the front providing parking in front of the integrated garage. The house is particularly attractive in and out with rendered elevations, beneath a timber clad upper level and slate tile roof, whilst interiors are tastefully finished with built in storage, hand carved cabinetry, bi-folding doors, oak floors and a fabulous contemporary kitchen.

Ideally situated in the village centre and only a short walk down to the harbour quay and the causeway leading to the sand dunes of the Duver and family friendly beach. The small but vibrant village of St Helens has a village shop, two restaurants and a pub, together with an antiquarian bookshop and excellent access to nearby Bembridge Harbour, with extensive mooring facilities and sailing clubs at Bembridge and Brading Haven. There is easy access to a range of more extensive facilities and mainland transport links at Ryde (approximately 3 miles away) as well as several good beaches, including Bembridge and around Priory Bay.

Accommodation

Ground floor

Entrance

Oak beam storm porch with slate paving accesses the front door with composite door with portholes and sidelights either side.

Hallway

A particularly spacious entrance hallway with wall space for hanging coats and W.C. incorporating built in vanity unit wash basin, hidden cistern W.C. and illuminated mirror.

Open Plan Kitchen/Dining Room/Living Area

Hidden pocket door accesses this fantastic family space with oak floors, underfloor heating and bi-folding doors accessing the terrace enjoying harbour views. A contemporary kitchen boasts a full range of under-counter and wall mounted storage units with an Emerald green stone worktop, a 1.5 Franke bowl sink with mixer and filter tap over. The kitchen incorporates a range of high specification utilities, including mid level Neff double oven and plate warming drawer, Neff five ring induction hob with extractor over, space and plumbing for a dishwasher. There is a large space for a dining table with pendant light over.

Utility Room

With further worktop space, butler sink, space and plumbing for washing machine and tumble dryer. There is also a large linen cupboard with plenty of shelving housing an unvented cylinder. Wall-mounted boiler.

Sitting Room

With French doors to the garden and harbour views, this is a fantastic family space partitioned in two, with wall-mounted gas fire.

Study

Pocket doors conceal a generous sized study overlooking the front elevation with hand made book shelving and cupboards on both sides.

First Floor

Stairs rise with a colourful carpet runner to a first floor with high ceilings, access to a large loft space and wide corridor accessing all rooms.

The first floor comprises four double bedrooms and two bathrooms/shower rooms. There are two bedrooms overlooking the gardens and harbour, one with comprehensive built in wardrobe storage and a balcony with stainless steel balustrades and the other a Juliet balcony and fabulous views. The bathrooms both have underfloor heating and are luxurious with the main suite having a bespoke vanity unit wash basin, concealed cistern W.C. panelled bath and separate shower. The separate shower room is more compact but well-equipped with vanity unit wash basin, W.C. heated towel rail and shower.





Outside

The gardens of the Wight House are special and are beautifully designed, planted with a range of shrubs, plants and trees all framing the beautiful Solent views. The house is set back behind a stone wall with access to a large block paved driveway and Mediterranean style gardens with circular lavender bed and shrubs surrounding. An array of Mexican Daisies grow across the front porch. The principal gardens at the rear have side access and provide a stunning colourful backdrop. Largely laid to lawn with flowerbeds on each side, as well as a rose walk accessing vegetable gardens and a potting shed and clippings area to the rear. There is a substantial deck extending the width of the property with glazed balustrade providing an excellent area for outdoor dining and entertaining with a southerly aspect and harbour views.

Garage

Integrated garage with remote operated roller door.

Services

Mains electricity, water and drainage. Heating is provided by gas fired boiler with unvented cylinder and delivered via radiators throughout. Additional electric underfloor heating in the kitchen/extension and both bathrooms and a gas fire in the living area. There are solar panels delivering approx. 4 KW assistance of power. An electric vehicle charging point is situated to the side of the garage.

Tenure

The property is offered freehold

Council Tax

Band F

EPC Rating

B

Postcode

PO33 1UF

Viewings

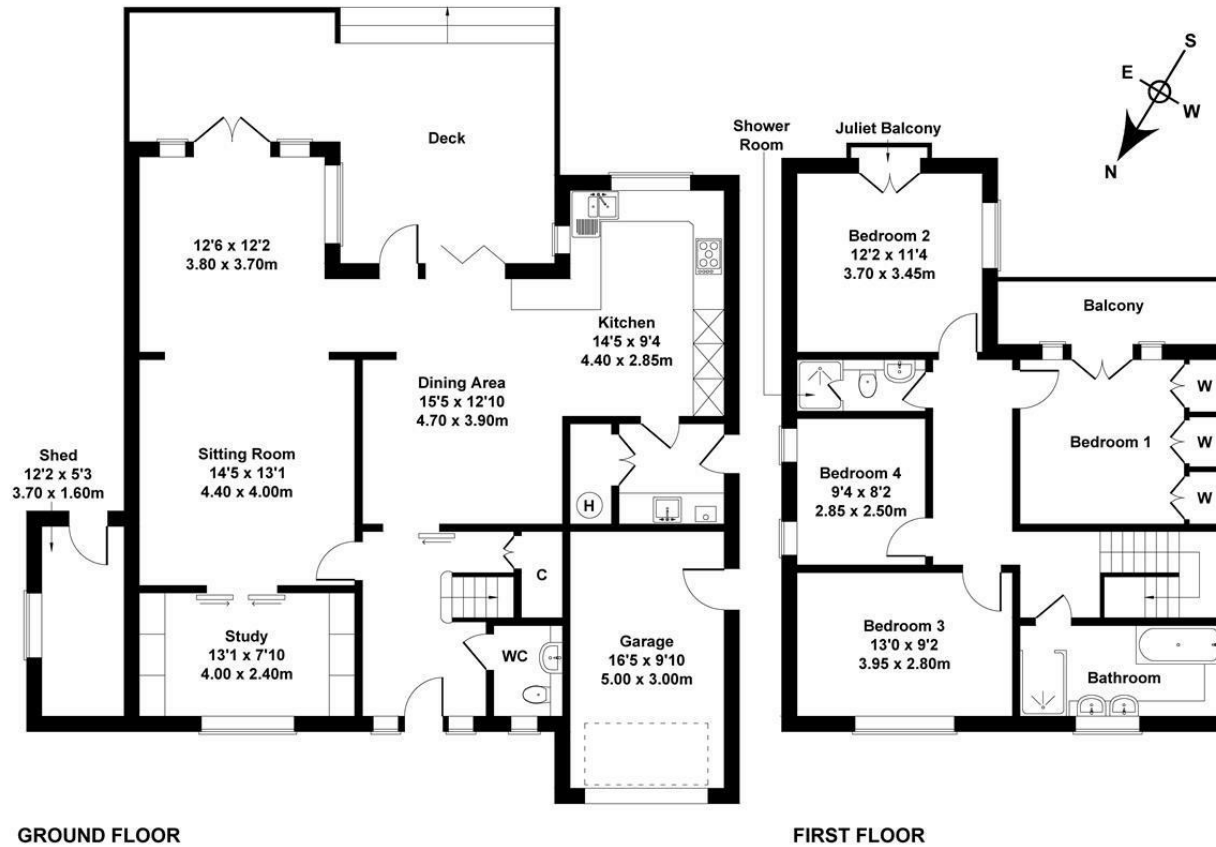
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Wight House

Approximate Gross Internal Area
2077 sq ft - 193 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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