

SPENCE WILLARD



Lulworth Lodge, 26 John Street, Ryde, Isle of Wight, PO33 2PZ

A fine Georgian style home with pretty gardens, off road parking and conveniently located in the centre of Ryde.

VIEWING

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This attractive Grade II Listed period home has distinctive semi-conical roof above bow fronted stone elevations clad with a climbing wisteria and set behind wrought iron gates leading to secluded gardens at the rear. Arranged over three floors the accommodation combines period character with light, well proportioned reception rooms all displaying exceptional original features including deep skirting boards, ceiling alcove and doors and sash windows. There are two excellent bow fronted reception rooms in addition to three bedrooms and a kitchen connected to a garden on the lower ground floor. There is scope for some modernisation but the house provides a wonderful and historic interior within this peaceful yet convenient setting. There is off road parking for two cars outside of the property and further outbuilding/stores providing utility and storage space. Constructed in approximately 1831 it is believed that the timbers forming the structure of the main reception rooms were made from English Oak timbers reclaimed from one of many boats decommissioned in the 1830's and therefore potentially dates back to the Battle of Trafalgar.

Lulworth Lodge provides the ultimate in convenience for access to Ryde School, which is approximately 100 metres away, whilst also benefitting from being within easy reach of the town centre and a short walk from fast passenger ferry and Hovercraft services to Portsmouth and Southsea (crossing times of 12 and 20 minutes) with onward train connections to London. Ryde has a range of restaurants, cafes and shops as well as a marina and an excellent sandy beach popular with swimmers and kite surfers. 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. The popular Dell Café is perched overlooking the water enjoying a fantastic westerly aspect and great sunsets.

Accommodation
Ground Floor

Entrance

Attractive stone steps with black wrought iron banister rise to a recently repainted timber door in duck egg green colour with original pull door bell.

Entrance Hallway

With high ceilings and space for hanging coats and cloaks below the door bell.

Bedroom 3 / Reception

A double bedroom with high ceilings, deep skirting boards and sash window overlooking the front.

Sitting Room

With exposed wooden floor boards and sash windows within the bow overlooking the front garden. Ornate ceiling rose and fire place with grate.

W.C.

With wall mounted wash basin and sash window to the side aspect.

Lower Ground Floor

With side entrance from the garden on both sides the lower ground floor comprises kitchen with direct access to a sunny south facing flagstone courtyard and garden. The kitchen/breakfast room has plenty of light with a sash window overlooking the front. The kitchen is filled with character comprising a range of timber fronted storage units with 1.5 bowl stainless steel sink with mixer tap over and Bosch four ring gas hob within an inglenook. There is a mid level oven and grill and space and plumbing for a dishwasher, fridge and freezer. Pantry cupboard with a range of built in shelving.

Living/Dining Room

An attractive room with block parquet flooring, open fire and sash window overlooking the front aspect. Plenty of space for a dining table and seating area as it is currently arranged.

Outside

Set within the original walls the gardens of Lulworth Lodge are quite special providing a private and very tranquil setting. There are well stocked beds, a climbing rose and specimen trees including a large Mimosa and two Palms. There is a versatile courtyard laid with flagstones with store and cupboard housing washing machine and wall mounted gas boiler while the front gardens provide a particularly attractive approach to the house with deep Lavendar beds and sculpted hedging. There is side access on the Northern elevation where a raised lawn, garden store and planted beds are found.

First Floor

Stairs with hand carved banister rise to first floor with high ceilings and a landing containing airing cupboard and high level storage.

Bedroom 1

The first floor comprises two double bedrooms, one within the deep bow front and sash windows enjoying far reaching views to The Solent and mainland beyond. This stunning room has the original fire place.

Bedroom 2

A generous double bedroom with high level storage cupboard and views over the front aspect.

Bedroom 3/Study

Single room, currently arranged as a study.

Bathroom

A modern suite with panelled bath and shower over. Vanity unit wash basin, heated towel rail and W.C.

Services

Mains electric, gas, water and drainage, the property is heated via gas fired boiler located in the out building and delivered via radiators.

Parking

Parking is available for at least two cars in the large space opposite the property and the owner of Lulworth Lodge has an unrestricted right of way to pass along the mews lane and area in front of the garages.

Miscellaneous

The property and grounds are listed Grade II.

Tenure

The property is offered Freehold, with the parking area as leasehold with the remainder of a 999 year lease from 1844.

Council Tax

Band D

Postcode

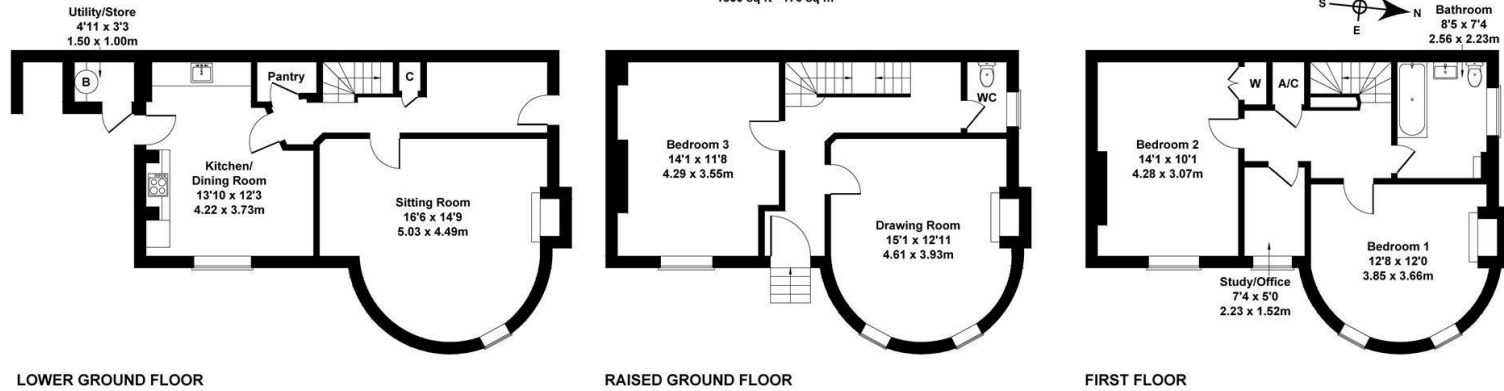
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Viewings All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.



Lulworth Lodge

Approximate Gross Internal Area
1830 sq ft - 170 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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