

SPENCE WILLARD



Ferryside 70 Fishbourne Lane, Ryde, Isle of Wight, PO33 4EU

Beautifully remodelled following recent refurbishments with a luxurious finish, this substantial family home overlooks Wootton Creek and benefits from open plan living space, garage and landscaped gardens.

VIEWING

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Ferryside is a beautifully finished and substantial family home constructed in approximately 1930 and now completely modernised. With the addition of an open plan kitchen, dining and living area overlooking the gardens along with new landscaped gardens, driveway and entrance gates. The heating system, electrics, ensuites and décor throughout the inside and external elevations have been completely renewed making a particularly attractive home in this unique position overlooking Fishbourne ferry, The Solent and across to Portsmouth. A gated driveway with turning circle, large garage and further outbuildings make for a particularly versatile package styling throughout.

The property occupies a superb location just before the quaint village green of Fishbourne. The nearby ferry terminal with frequent services to Portsmouth is within easy walking distance as is the Royal Victoria Yacht Club and the Fishbourne Inn. Wootton Creek provides mooring facilities and access to the world renowned waters of The Solent with regular sailing events and attractive anchorages such as Osborne Bay. A wider range of facilities including shops and restaurants are available in nearby Wootton Bridge and Ryde, whilst there are great coastal walks and cycle rides accessible from the property including to nearby Quarr Abbey.

Accommodation

Ground Floor

Entrance

New porcelain covered steps approach a covered porch with anthracite grey composite door with sidelights.

Hallway

An impressive wide hallway with original panelling, eyes are drawn through to gardens at the rear. There is feature wallpaper above timber dado rail and a deep under stair cupboard with plenty of storage.

Bedroom 3

A good sized double bedroom with views to the creek. Two tone painted walls with picture rail.

Boot Room/Utility Room

This exceptionally versatile room provides a range of undercounter and wall-mounted storage units, a Franke kitchen sink, quartz worktops and splashbacks along with space and plumbing for washing machine and tumble dryer. There is also a downstairs W.C. and shower room with walk-in shower, vanity unit wash basin, heated towel rail and W.C.

Drawing Room

A substantial dual aspect room with deep bay window overlooking the creek and towards The Solent. There is a large fireplace with log burning stove and separate space at the end with double doors to the kitchen, currently housing a piano.

Open Plan Kitchen, Dining and Living Area

This superb open plan space has been formed with sliding doors overlooking the garden. The room boasts an impressive Magnet kitchen in matt black with formed worktops and subtle LED lighting inset. The stylish kitchen incorporates a Miele induction hob within the substantial breakfast bar island with in-built extractor, mirrored splashbacks, a further range of Miele double oven, grill, microwave and plate warmer at mid level, integrated full height fridge and freezer and a wealth of pull out larder and pan drawers. There is also an integrated Miele dishwasher and under-mounted antique gold sink with Quooker series 4-in-1 tap offering instant hot, filtered, chilled and sparkling water. Underfloor heating throughout this fantastic room with space for a large dining table and TV area.

First Floor

Stairs with a hardwood handrail and carpeted stair runner rise to a light filled galleried landing with window overlooking the garden and to fields beyond. The first floor comprises three comfortable double bedrooms all with built-in wardrobe storage and countryside views or across the creek and Solent. There is a family bathroom with shower, bath, vanity unit wash basin, tiled walls and floors and W.C. The principal suite is stunning with a bedroom spanning front to back of the house with views in both directions and a comprehensive range of handmade wardrobes with glass sliding doors also housing the TV and a wealth of storage. A concealed ensuite through a door in the wardrobe with a luxurious walk-in shower, twin bowl vanity unit wash basin, heated towel rail and hidden cistern W.C.

Outside

The grounds of Ferryside have been expertly landscaped now with fantastic curb appeal through electric gates onto a large gravelled driveway with turning circle, bay trees lining lawns on either side. There is large access to one side toward a garage with a wealth of storage space with ladder accessing a loft. Beyond the garage is a workshop/hobbies room with kitchen sink, W.C. and wash basin. The





rear gardens provide a stunning outlook from the house and an excellent place for entertaining and enjoying the sunny aspect and rural outlook. Outside the triple sliding doors is an excellent patio with plenty of space for outdoor dining, beyond which is a well-stocked flowerbed and raised lawn extending in a southerly aspect. To one side there are vegetable planters, a water feature, a raised composite deck, garden shed and at the top of the garden with stunning views all around is a raised landscaped seating area with LED lighting and central pond with glorious outlook.

Services

Mains electricity, water and drainage. Heating is provided by new gas fired boiler located in the utility room and unvented cylinder delivered via radiators with underfloor heating in the new open plan kitchen area.

Tenure

The property is offered Freehold.

Council Tax

Band G

EPC Rating

D

Postcode

PO33 4EU

Viewings

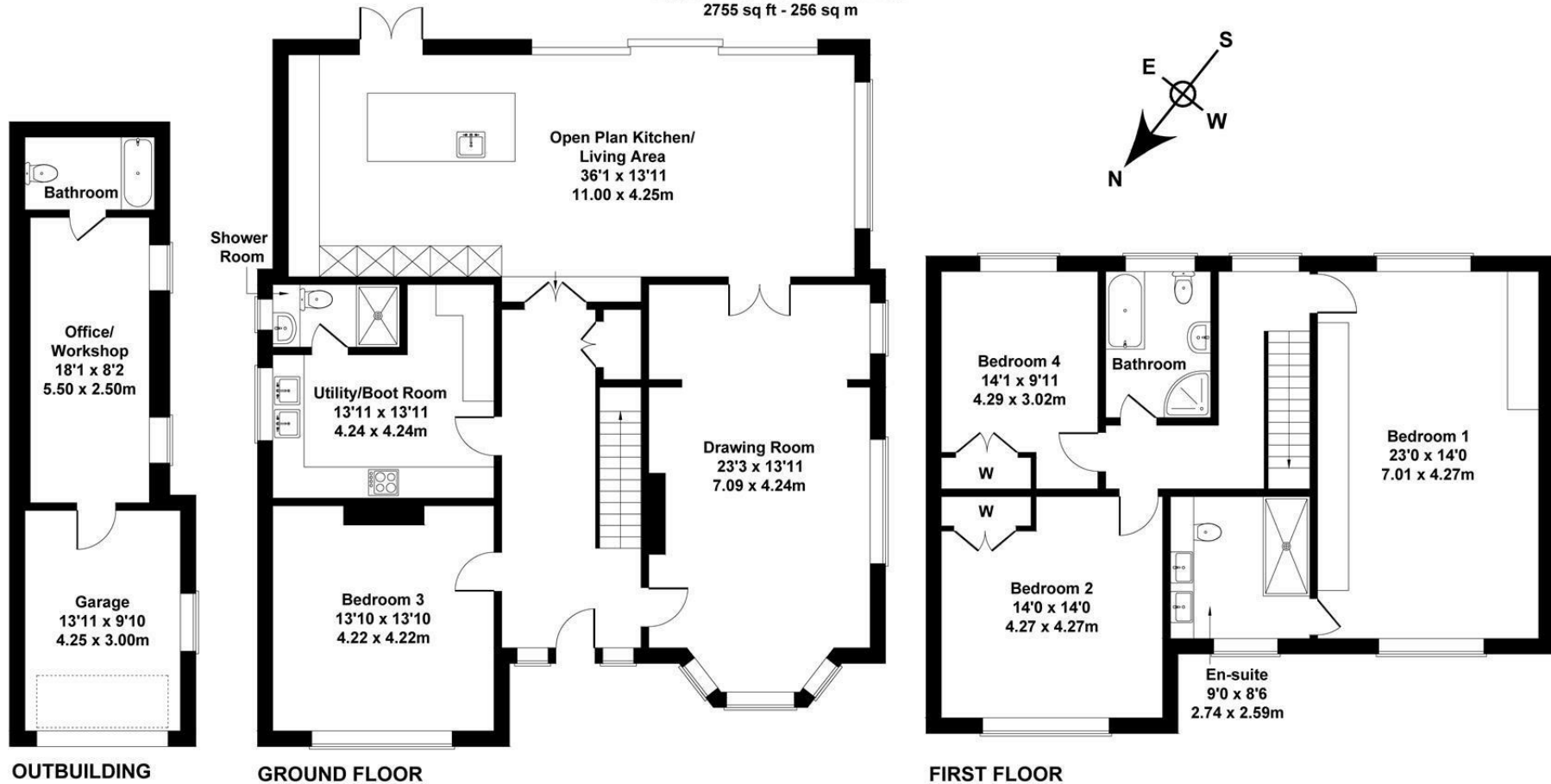
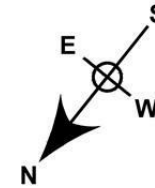
All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.





Ferryside

Approximate Gross Internal Area
2755 sq ft - 256 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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