

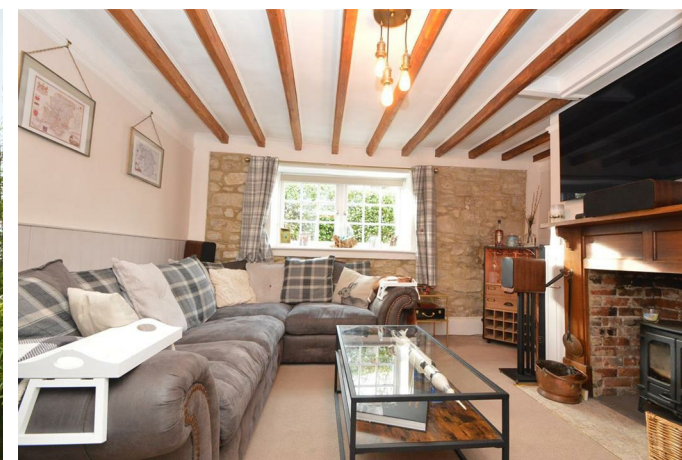


- Charming Detached Stone Cottage
- Sitting Room with window Seat & Cosy Living Room
- Graveled 3 Car Driveway
- Well Placed for Travel Options & Amenities
- Beautifully Presented Interior
- Solar Panels, Water Purifier & Softener
- Mature Gardens & Raised Patio
- Comfortable 4 Bedroom - 1 En Suite Accommodation
- Character Filled Interior
- Kitchen/Diner & Separate Utility Room

27 St. Johns Hill, Ryde, Isle Of Wight, PO33 1ES

£450,000

This wonderfully individual stone built detached cottage is full of character and charm. Several tasteful improvements have been made in very recent years including a stylish new kitchen and utility room well suited to the characterful nature of the property. The cloakroom, en suite and family bathroom are all newer additions and the entire interior has had fresh decor and flooring within the same period. Solar panels (see notes), a water softener and purifier have been installed as part of the general modernisation of this attractive home. Deceptively spacious, this cottage offers 4 bedroom comfortable accommodation and an en suite to the principal bedroom. The two ground floor feature filled reception rooms differ greatly as the sitting room has a window seat to its bay and the living room a log burner for cosy evenings. The gravel 3 car driveway complete with EV charging point is a more recent addition and clever landscaping has created an elevated patio and hot tub area overlooking the main established garden. The location is towards the eastern side of Ryde within a 5 minute drive radius of the beach, Appley Park, the town centre and both bus and train stations. The cottage conveniently sits adjacent to a thoroughfare ensuring easy access to Ryde's amenities and outlying facilities in neighbouring villages. This coastal town is well known for its beaches, iconic pier and high-speed passenger crossings to the mainland for extended shopping trips and commuting. If you are looking for character, spacious living close to the coast then look no further....you've found it.



Accommodation

Entrance Hall

Cloakroom W/C

Sitting Room

14'2" into bay x 13'0" (4.32m into bay x 3.96m)

Living Room

13'8" max x 12'2" (4.17m max x 3.71m)

Utility Room

13'10" x 7'5" (4.22m x 2.26m)

Kitchen/Diner

13'10" max to recess x 12'2" (4.22m max to recess x 3.71m)

Landing

Principal Bedroom

14'3" including wardrobes x 13'10" into bay (4.34m including wardrobes x 4.22m into bay)

En-Suite

5'1" x 4'8" (1.55m x 1.42m)

Bedroom

13'11" max to recess x 12'0" (4.24m max to recess x 3.66m)

Bedroom

13'9" max to recess x 12'1" (4.19m max to recess x 3.68m)

Bedroom

8'10" x 8'6" (2.69m x 2.59m)

Bathroom

8'0" x 5'2" (2.44m x 1.57m)

Gardens

The gardens have been cleverly landscaped by creating an upper level as a tucked away seating area and a lower level as the main garden. The upper level includes a concrete patio area, with space for a hot tub, plus a curved lawn area overlooking the rest of the garden. The main lawned garden is filled with an array of mature shrubs and trees and is fully enclosed by fence and wall boundaries. To the side is a courtyard space home to a storage shed. The roadside hedge and wall boundary offers welcomed screening for the Cottage.

Parking

The graveled driveway offers spaces for up to 3 vehicles.

EV Charging Point

At front of property.



Solar Panels

Recently purchased and installed in October 2023. The energy produced by the panels is used as a direct feed with the over-spill being stored into the batteries for later use. Application pending for DNO letter which will enable electricity to be fed back to the grid.

Broadband

Fibre to cabinet.

Mobile Signal

5G with EE.

Easement

Next door (No. 29) drains connects into No. 27 drain before going into main.

Boundaries

All owned by No. 27

Tenure

Freehold

Council Tax

Band D

Services

Unconfirmed gas, electric, water and drainage.

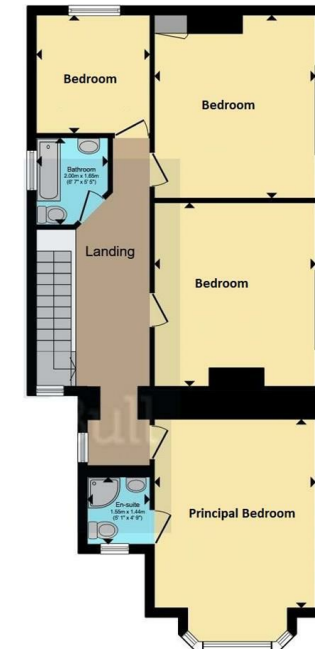
Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested,

should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



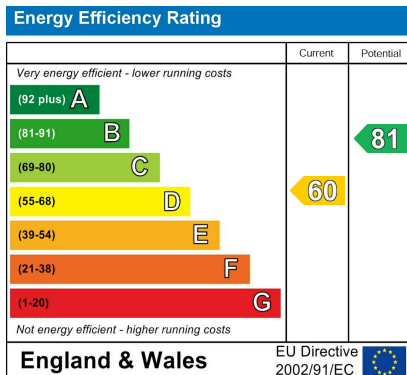
Ground Floor



First Floor

Total floor area 162.8 sq.m. (1,753 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

187 High Street, Ryde, Isle of Wight, PO33 2PN

Phone: 01983 611511

Email: ryde@wright-iw.co.uk

Viewing:
Date
Time