



- Attractive Stone Cottage
- Separate Dining Room with Ceiling Beams
- 2/3 Bedrooms - 1 En Suite
- Huge Potential to Improve
- Set in Generous Mature Gardens
- D/Glazed 18'3 Conservatory (see notes)
- Gated Driveway PARKING
- Cosy 16'2 Lounge with Log Burner
- 23'4 Kitchen/Breakfast Room
- Exudes Character & Charm

Grebe Cottage, 51 Newnham Road, Ryde, Isle Of Wight, PO33 3TE

£450,000

This pretty cottage is one of Binstead's best keep secrets. It sits well back from the road and has more than generous mature gardens almost completely screening its charms from the surroundings. The well established gardens extend to almost 1/3 of an acre creating a peaceful oasis for those looking for a quieter lifestyle and we feel that with so much external space there is potential for further extension to the cottage (see notes). However, its desirability does not end there, the original parts of the cottage are stone built and they have retained such internal features as beamed ceilings, parquet flooring, rustic wooden front door and what appear to be original latch handle wooden doors internally. The layout sees a majority of the rooms at ground level future proofing the property for single floor living should this ever be needed. There is a comfortable lounge with a log burner as its focal point and parquet flooring, this flows through to the separate dining room and on into the kitchen/breakfast room. The double glazing conservatory is the ideal vantage point to overlook the pretty gardens and this seamlessly connects to the raised sun terrace to the rear. There is a downstairs bedroom and bathroom although this could easily form a separate office or work from home space. as it is currently. Upstairs and there are a further two bedrooms with the larger having an en suite shower room. The location is towards the outskirts of Binstead yet close enough to the village centre to remain convenient. Buses pass at the end of the road and you will merge into the surrounding countryside should you travel southwards inland. Binstead has its own natural beach popular with walkers and this sits adjacent to the coastal path which circumnavigates the whole Island should you feel the need to explore on foot.



# Accommodation

## Porch

## Living Room

17'3" max x 15'6" (5.26m max x 4.72m)

## Dining Room/ Snug

15'3" x 7'3" (4.65m x 2.21m)

## Kitchen/Breakfast Room

23'0" x 8'11" (7.01m x 2.72m)

## Conservatory

18'3" x 11'10"

Permission was granted on 25/8/22 under 22/01128/HOU to demolish the existing conservatory in favour of a new side and rear extension.

## Inner Hall

## Bedroom 3

12'11" x 9'9" (3.94m x 2.97m)

## Bathroom

6'7" x 5'8" (2.01m x 1.73m)

## Landing

## Built-in Storage

## Principal Bedroom

11'4" plus recess & wardrobes x 11'1" (3.45m plus recess & wardrobes x 3.38m)

## En Suite

7'4" x 5'4" mx (2.24m x 1.63m mx)

## Bedroom 2

14'7" x 7'6" plus storage (4.45m x 2.29m plus storage)

## Walk in Storage x2

## Gardens

The Cottage is set well back from Newnham Road. This deep frontage is tree and hedge lined with a magnificent Eucalyptus tree as a central feature. A pathway meanders between the lawned areas to meet the entrance porch. A gated side access leads around the side to meet the extensive rear garden. This wonderfully mature garden contains a wealth of established trees, ornamental trees and shrubs creating welcomed screening from the surroundings. The garden is mostly laid to lawn divided by clusters of trees and shrubs. We understand this idyllic natural environment attracts quite an array of wildlife including squirrels, hedgehogs, slow worms and various indigenous birds.



GROUND FLOOR  
1109 sq.ft. (103.0 sq.m.) approx.

**Parking**

Pillars sit either side of the entrance to the parking area. This offers spaces for 3 vehicles. A recent quote for a electric charging point was £2000 approx.

**Council Tax**

Band E

**Tenure**

Freehold. Additional land has been incorporated to the garden and this is held on a long lease approx 800 years remain.

**Construction Type**

Original stone built elevations. Brick built extension.

**Flood Risk**

Low Risk from Surface Water, Very Low Risk from River and Sea.

**Broadband Connectivity**

Openreach and Wightfibre networks. Ultrafast fibre available.

**Mobile Coverage**

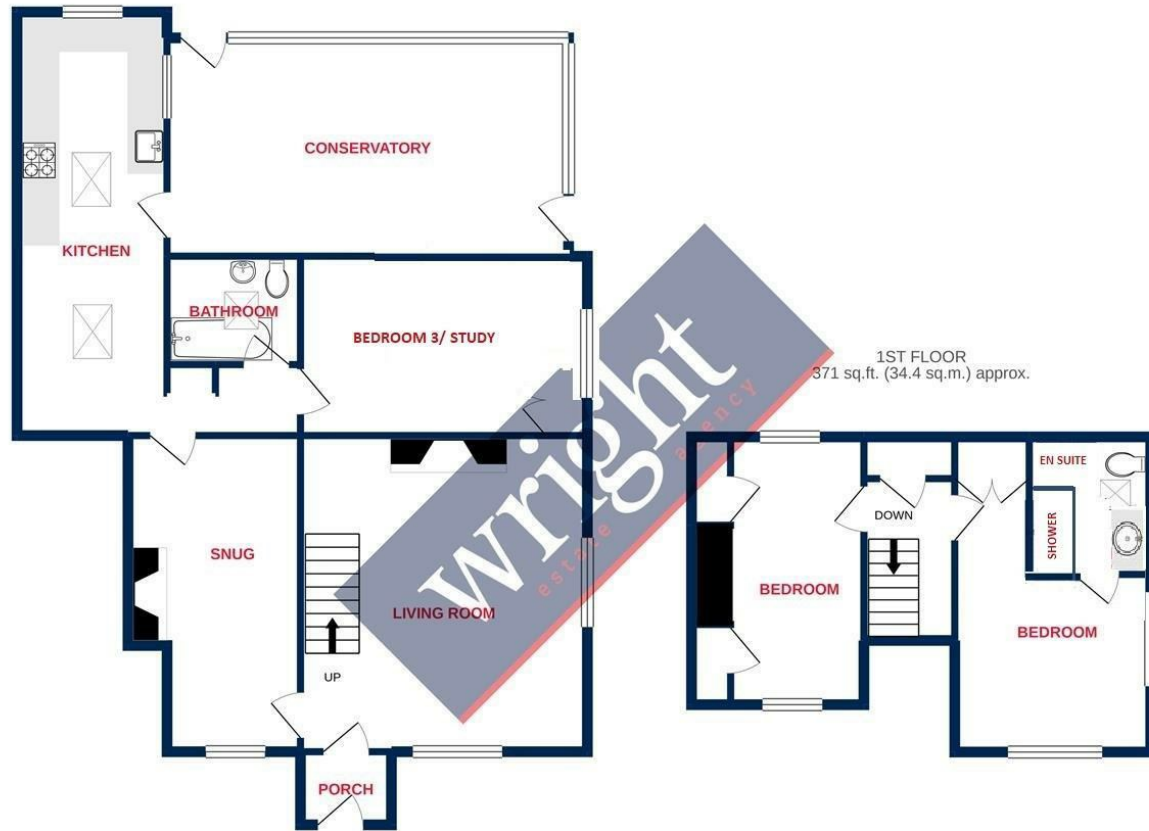
Coverage includes: EE, O2, Vodaphone and Three.

**Services**

Unconfirmed gas, electric, telephone, mains water and drainage.

**Agents Note**

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.



TOTAL FLOOR AREA : 1479 sq.ft. (137.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 85        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 60                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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.

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