



13 Palmers Road
Wootton Bridge | Ryde | Isle of Wight | PO33 4NA

FINE & COUNTRY

Seller Insight

“Wootton has a wonderful, friendly community with everything required right on the doorstep, from the Tesco express for all the essentials, a garage with a shop for convenience and several pubs including The Cedars within easy walking distance. Wootton Bridge has many great walks through ancient woodland and there's a little-known beach along the creek - the perfect escape in the summer months when the more popular beaches can get crowded.

At the Sloop Inn you can enjoy a reasonably priced meal, and their Sunday carvery is a real treat. There's also a great fish and chip shop and Chinese takeaway. Wootton also boasts its very own spa - The Lakeside - that has a fine dining restaurant included with spectacular views overlooking the creek.

A couple of minutes' drive away is Briddlesford farm shop and café - a treasure trove of Isle of Wight produce, including award winning meat, milk, cream and cheese made on the farm. The public transport in Wootton is excellent as well, with the numbers 4, 9 and the 'Downs Breezer' running to East Cowes, Newport, Ryde and everywhere in between. Additionally, the car ferry to Portsmouth is less than a five-minute drive away.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

13 Palmers Road

A rare opportunity has arisen to purchase this excellent four-bedroom property that boasts an additional two-bedroom annex as well as a sizeable garden.

The kitchen here is a real advantage; with its ample size affording additional dining space and its lovely, shaker style units, integrated dishwasher, double oven and electric hob making it a joy to cook and dine in. And for further convenience there's a handy utility room right next door to the kitchen complete with a sink and space for both washing machine and tumble dryer.

Directly off the kitchen is a good-sized dining room, that leads on to the vast lounge. Here there is a beautiful, stone feature fireplace, and dual aspect windows and French doors which create an abundance of light in this impressive space. To the first floor are four double bedrooms, one with an en-suite shower room that has a substantial, double shower, as well as a family bathroom.

Outside to the front is the large, private driveway with ample parking for numerous vehicles as well as an integrated double garage. To the rear is the impressive garden, bordered by mature hedges and backing on to fields, with a paved seating area and wonderful rural views.

The attached annex has its own, private external access to the side of the main property. There are two, good sized bedrooms as well as a full-sized bathroom with a shower over the bath. The kitchen is well equipped with an oven, hob and space for a fridge/freezer and washing machine. The living area is a really good size and has French doors leading into and overlooking the garden. This wonderful additional accommodation would be ideal for multigenerational families or could generate an additional income as a holiday or assured shorthold let.







Travel Information

1.7 miles from Fishbourne to Portsmouth Ferry Terminal
 3.8 miles from East Cowes to Southampton Ferry Terminal
 4.2 miles from Ryde High Speed Catamaran & Hover Travel

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

| | |
|--------------------------------------|-----------|
| 1Leisure Medina, Newport | 2.6 miles |
| Lakeside Spa & Hotel, Wootton | 0.9 mile |
| Ryde Golf Club, Binstead | 3.2 miles |
| Westridge Squash & Golf Centre, Ryde | 5.6 miles |

Healthcare

| | |
|--|--------------|
| Doctors Surgeries | |
| Ryde Esplanade Surgery, Ryde | 01983 618388 |
| Argyll Surgery, West Street, Ryde | 01983 562955 |
| The Tower House Surgery, Rink Road, Ryde | 01983 811431 |
| St Helens Medical Centre, St Helens | 01983 871828 |
| Ryde Health & Wellbeing Centre, Ryde | 01983 618444 |
| Medina Healthcare, Wootton | 01983 522198 |

General Hospitals

| | |
|---|-----------------------------|
| St Mary's Hospital, Parkhurst Road, Newport | 4.1 miles (01983 822099) |
|---|-----------------------------|

Education

Primary Schools
 Binstead Primary School, Binstead
 Oakfield C of E Primary School, Ryde
 Fiveways Primary School, Ryde
 Dover Park Nursery, Ryde
 Greenmount Primary School, Ryde
 Haylands Primary School, Ryde
 St. Mary's Catholic Primary School, Ryde
 Wootton Community Primary School, Wootton

Secondary Schools/Colleges

Carisbrooke College, Newport
 Christ The King Upper College
 Medina College
 Ryde School with Upper Chine School, Ryde
 The Island VI Form
 Isle of Wight College

Learning Assisted Schools:

Medina House, School Lane, Newport
 St. Georges, Watergate Road, Newport
 St Catherine's, Grove Road, Ventnor

01983 562341
 01983 563732
 01983 616272
 01983 562617
 01983 562165
 01983 563372
 01983 562000
 01983 882505

01983 524651
 01983 537 070
 01983 861 222
 01983 562229
 01983 522886
 01982 526631

01983 522 917
 01983 524 634
 01983 852722

Entertainment

Restaurants / Bars
 Fishbourne Inn, Fishbourne
 Binstead Arms, Binstead
 The Sloop Inn, Wootton
 Cibo, Wootton
 Woodmans Arms, Wootton
 Fumo 33, Ryde
 The Alamo, Ryde
 White Hart Inn, Havenstreet

These bars and restaurants are available within a 10-minute or less drive of this home

Local Attractions / Landmarks

Quarr Abbey - Binstead
 Robin Hill Country Adventure Park - Downend
 Osborne House - East Cowes
 Appley Tower & Beach - Appley
 Rosemary Vineyard - Ashey
 Monkey Haven, Primate Rescue Centre - Newport
 Butterfly World - Newport
 Wildheart Animal Sanctuary - Sandown

Ground Floor

Approx. 152.3 sq metres (1639.5 sq feet)



First Floor

Approx. 84.3 sq metres (907.2 sq feet)



GROUND FLOOR

| | |
|--------------------------|-------------|
| Entrance Hall | |
| Cloakroom | 6'6 x 2'9 |
| Lounge | 23'8 x 13'4 |
| Dining Room | 12'8 x 10'4 |
| Kitchen / Breakfast Room | 14'7 x 11'8 |
| Utility Room | 8'2 x 7'6 |

FIRST FLOOR

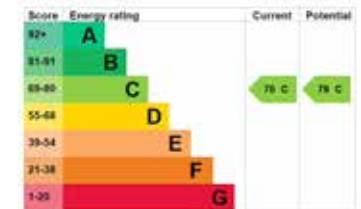
| | |
|----------------------|-------------|
| Landing | |
| Bedroom 1 | 16' x 13'4 |
| En-Suite Shower Room | 9'2 x 9' |
| Bedroom 2 | 14'1 x 11'8 |
| Bathroom | 10'3 x 7'1 |
| Bedroom 3 | 15'10 x 7'1 |
| Bedroom 4 | 15'2 x 9' |

ANNEX

| | |
|--------------------|-------------|
| Annex Hall | |
| Annex Sitting Room | 12'5 x 11'9 |
| Annex Kitchen | 8' x 5'9 |
| Annex Bedroom 1 | 10'4 x 8'2 |
| Annex Bedroom 2 | 12'7 x 6'5 |
| Annex Bathroom | 8'11 x 4'10 |

OUTSIDE

| | |
|------------------------|--------------|
| Front Garden | |
| Driveway Parking | |
| Integral Double Garage | 17'10 x 15'3 |
| Rear Garden | |
| Timber Shed | |



Council Tax Band: F
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed





Fine & Country
Tel: +44 (0)1983 520000
isleofwight@fineandcountry.com
14 High Street, Cowes, Isle of Wight, PO31 7RZ

