



Vectis House  
Pitts Lane | Binstead | Isle of Wight | PO33 3SU

FINE & COUNTRY



# Seller Insight

“ *Binstead is a lovely village on the outskirts of the seaside town of Ryde, formerly known for its limestone quarrying industry, which is still visible in the village's landscape and place names today. There's a lovely gastro pub within easy walking distance which sells quality meals and drinks. There's also a convenience store within easy distance for all the essentials.*

*Binstead boasts its own woodland just a short walk from the property and has a little known about beach within easy reach, which is ideal in the summer when the better known ones can get busy. A few minutes drive away is the seaside town of Ryde, with its quirky mix of Victorian architecture and traditional seaside entertainment that has a wide selection of independent shops, bars, cafes and restaurants.*



\* 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

## Vectis House

On arrival at this impressive property, you'll be greeted by a generous driveway bordered by a charming stone wall. With ample parking space for several vehicles, as well as a garage for additional convenience. The front garden is simply delightful, adding to the home's overall appeal in this desirable location.

Once inside, you'll step into a spacious hallway with beautiful porcelain wood effect tiles. The stunning oak staircase with clear glass panelling catches your eye immediately, adding a touch of elegance to the space. It's a grand entrance that sets the tone for the rest of the home.

The heart of the home is the impressive open plan kitchen / dining area. This space has been finished to an exceptional standard. The natural stone countertops are not only visually stunning but also highly functional. All the appliances are integrated seamlessly, including the induction hob and double oven, accompanied by a superb central island with seating space and additional storage. The white, high gloss finish on the units adds a touch of sophistication. It's a kitchen that's designed for both beauty and practicality.

Adjacent to the kitchen is a spacious lounge. Natural light floods in through the dual aspect windows, creating a bright and inviting atmosphere. The room also features fantastic bifold doors that offer a seamless connection to the outdoors, as well as an attractive inset wood-burning stove, perfect for cozying up on chilly evenings.

Convenience is key in this property. Just off the kitchen, you'll find a large utility room, providing plenty of space for laundry and additional storage. Adjacent to this a home office / study or children's playroom, dependent upon your family's requirements. Concluding the ground floor accommodation is a cloakroom.

Moving upstairs, you'll discover four spacious double bedrooms, two of which with ensembles, each finished to the same impeccable standard as the rest of the property. The attention to detail is truly remarkable. And the family bathroom – it's designed with both style and functionality in mind.

The main bedroom is a true haven of luxury. Not only does it offer ample space, but it also features a dressing room and the ensuite shower room is equally impressive, boasting a large, level entry shower and his and hers' sinks, all presented in an impressive contemporary modern finish.

The rear garden is currently laid to lawn and has a summer house which is used as a home office, ideally tucked away from the house. The area is prolific with wildlife and red squirrels visit regularly from the nearby woodland.









**Travel Information**

1.9 miles from Fishbourne to Portsmouth Ferry Terminal  
 6.5 miles from East Cowes to Southampton Ferry Terminal  
 1.9 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](http://www.islandbuses.info)

**Leisure Clubs & Facilities**

Seaview Yacht Club Seaview	4.6 miles
Ryde Golf Club, Ryde	0.8 miles
Royal Victoria Yacht Club, Fishbourne	2 miles
1Leisure Medina Centre, Newport	5.2 miles

**Healthcare**

Doctors Surgeries	
Medina Healthcare Centre, Wootton	01983 522198
Ryde Esplanade Surgery, Ryde	01983 618388
The Tower House Surgery, Ryde	01983 811431
Newport Health Centre, Newport	01983 522060

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	(6.7 miles) 01983 822099

**Education**

Primary Schools  
 Wootton Community Primary School, Wootton  
 Binstead Primary School, Binstead  
 St Mary's Catholic Primary School, Ryde  
 Haylands Primary School, Ryde  
 Oakfield CE Primary School, Ryde  
 Dover Park Primary School, Ryde

Secondary Schools/Colleges  
 Ryde Academy, Ryde  
 Ryde School with Upper Chine School, Ryde  
 The Bay CE School, Sandown  
 Carisbrooke College, Newport  
 Christ The King Upper College, Newport  
 Medina College, Newport  
 The Island VI Form Campus, Newport  
 Isle of Wight College, Newport

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

01983 882505  
 01983 562341  
 01983 562000  
 01983 563372  
 01983 563732  
 01983 562617

01983 567331  
 01983 562229  
 01983 403284  
 01983 524651  
 01983 537 070  
 01983 861 222  
 01983 522886  
 01982 526631

01983 522 917  
 01983 524 634  
 01983 852722

**Entertainment**

Cibo, Wootton  
 The Cedars, Wootton  
 The Woodmans Arms, Wootton  
 The Sloop Inn, Wootton  
 Fishbourne Inn, Fishbourne  
 The Binstead Arms, Binstead  
 Folly Inn, East Cowes  
 The Lifeboat, East Cowes  
 Bargemans Rest, Newport Quay

These bars and restaurants are available within a 10 minute radius of this home

**Local Attractions / Landmarks**

Osborne House – East Cowes  
 Bembridge Windmill - Bembridge  
 Quarr Abbey - Binstead  
 Carisbrooke Castle – Carisbrooke  
 Monkey Haven Primate Rescue Centre – Newport  
 Butterfly World – Newport  
 Roman Villa - Newport  
 Amazon World Zoo – Newchurch  
 Rosemary Vineyard – Ryde  
 The Wildheart Animal Sanctuary - Sandown



**GROUND FLOOR**

Entrance Hallway	
Cloakroom	
Lounge	20'11 x 12'1
Dining Area	27'2 x 9'6
Kitchen	9'10 x 9'5
Utility Room	7'10 x 5'9
Study	8'4 x 7'11

**FIRST FLOOR**

Landing	
Bedroom 1	12'2 x 10'9
Dressing Area	10' x 5'11
En-Suite Shower Room	
Bedroom 2	10'11 x 9'9
En-Suite Shower Room	
Bedroom 3	12'2 x 10'7
Bedroom 4	12'1 x 9'8
Family Bathroom	

**OUTSIDE**

- Front Garden
- Driveway Parking
- Garage
- Rear Garden



Council Tax Band: E  
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







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