

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



# 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 Victoriar architecture and traditional seaside entertainment that has a wide selection of independent shops, bars, cafes and restaurants.





<sup>\*</sup> 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 ensuites, each finished to the same impeccable standard as the rest of the property. The attention to detail is truly remarkable. And the family bathroom is no exception—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

#### 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

22198
18388
11431
22060

General Hospitals

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

#### Education

Primary Schools		Cibo, Wootton
Wootton Community Primary School, Wootton	01983 882505	The Cedars, Wootton
Binstead Primary School, Binstead	01983 562341	The Woodmans Arms, Wootton
St Mary's Catholic Primary School, Ryde	01983 562000	The Sloop Inn, Wootton
Haylands Primary School, Ryde	01983 563372	Fishbourne Inn, Fishbourne
Oakfield CE Primary School, Ryde	01983 563732	The Binstead Arms, Binstead
Dover Park Primary School, Ryde	01983 562617	Folly Inn, East Cowes
		The Lifeboat, East Cowes
Secondary Schools/Colleges		Bargemans Rest, Newport Quay
Duda Acadamu Duda	01002 5 / 7221	

Ryde Academy, Ryde 01983 567331 Ryde School with Upper Chine School, Ryde 01983 562229 The Bay CE School, Sandown 01983 403284 Carisbrooke College, Newport 01983 524651 Christ The King Upper College, Newport 01983 537 070 Medina College, Newport 01983 861 222 The Island VI Form Campus, Newport 01983 522886 Isle of Wight College, Newport 01982 526631

Learning Assisted Schools

Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport
O1983 522 917
St. Catherine's, Grove Road, Ventnor
01983 524 634
O1983 852722

#### Local Attractions / Landmarks

Entertainment

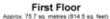
home

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

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

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** 

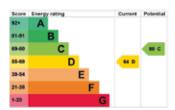
Bedroom 3 12'2 x 10'7 Bedroom 4 12'1 x 9'8

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, RH121 RJ. Printed





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