



Stonepitts Cottage
Binstead Road | Binstead | Ryde | Isle of Wight | PO33 3NG

Seller Insight



We bought this house forty-three years ago when it was just a small two-up-two-down and it has been a labour of love for us transforming it into our ideal home.

We love everything about it, from our beautiful garden that we've worked so hard on, to the fact that we can walk to both Ryde town centre and the middle of the countryside with equal ease.

*It will be a wrench leaving, but we need to move closer to family on the mainland and it is time for a new family to enjoy this wonderful home.”**

* 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

Stonepitts Cottage

Originally built circa 1880 as a gardener's cottage as part of the Stone Pitts estate, this charming property has undergone numerous extensions and improvements over recent years by the current owners, resulting in this stunning, three-bedroom home. Ideally situated, tucked away down a quiet lane, whilst at the same time being within a mile of the historic coastal town of Ryde with high-speed ferry links to Portsmouth, this really is the best of both worlds.

This immaculately presented property feels light and spacious throughout, with attractive and hard-wearing engineered oak laminate flooring flowing seamlessly, sash windows to the front and a pretty, coal effect gas stove, to name just a few of its lovely features. The newly appointed kitchen / breakfast room is an impressive room, with all integrated appliances and space for a dining area, plus there's a separate utility room immediately adjacent. Leading directly off the kitchen and therefore offering flexibility of use is the delightful sunroom that serves as the perfect viewing spot for admiring stunning sunsets and the well stocked gardens. Attractive double doors lead from here into the cosy sitting room, again benefitting from west-facing, sash windows and a pretty fireplace.

On the first floor is the impressive principal bedroom with a wall of integrated wardrobes and a superb, brand new, ensuite shower room, that boasts a double, level access shower and a fabulous, vaulted ceiling, with state-of-the-art skylights that have sensors to detect both sun and rain, activating the integrated blinds and auto-close features. Bedrooms two and three are both beautifully finished doubles, with the former benefiting from integrated wardrobes and large sash windows framing the evening sun setting behind the treetops. The family bathroom is another recent addition that's been finished to a high specification.

Access is via a bridleway so whilst there is vehicular access to residents, there is no other traffic using it – absolutely ideal. There's a large hardstanding with parking for several vehicles plus a spacious garage that's currently being used as a workshop. The remaining garden spans the west side of the property and is an absolute delight, festooned with exotic botanicals that the island's milder climate helps to sustain, as well as native trees such as the twisted hazelnut that attracts the infamous Isle of Wight red squirrels. There's a potting shed and greenhouse, plus a timber garden shed, and of course the perfect spot to enjoy it all - a fabulous decking area directly outside the sunroom.







Travel Information

1.9 miles from Fishbourne to Portsmouth Ferry Terminal
6.6 miles from East Cowes to Southampton Ferry Terminal
1.5 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	4.1 miles
Ryde Golf Club, Ryde	0.2 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 Road, 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

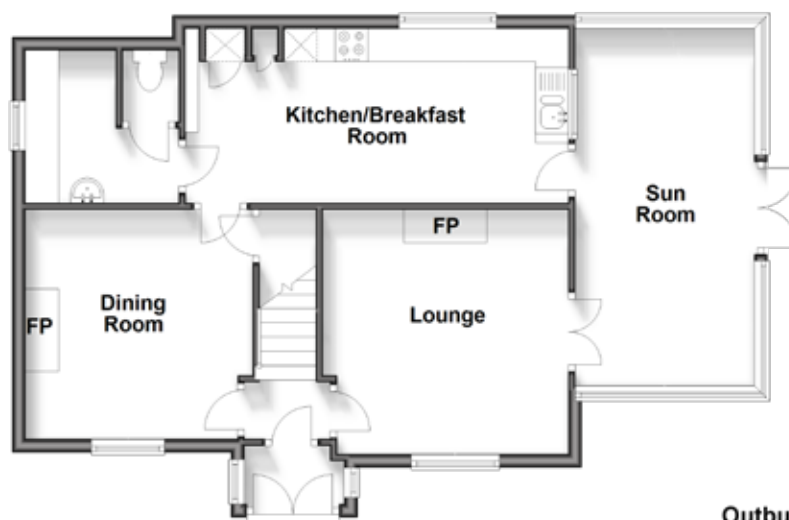
Restaurants / Bars
The Binstead Arms, Binstead
Fishbourne Inn, Fishbourne
Cibo, Wootton
The Cedars, Wootton
The Woodmans Arms, Wootton
The Sloop Inn, Wootton
Folly Inn, East Cowes
The Lifeboat, East Cowes
Bargemans Rest, Newport Quay

These bars and restaurants are available within a 20 minute drive of this home

Local Attractions / Landmarks

Quarr Abbey - Binstead
Osborne House - East Cowes
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
Bembridge Windmill - Bembridge

Ground Floor
Approx. 67.7 sq. metres (728.2 sq. feet)



Split Level First Floor
Approx. 51.1 sq. metres (549.8 sq. feet)



Outbuilding
Approx. 28.8 sq. metres (309.9 sq. feet)



GROUND FLOOR

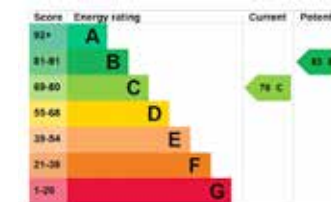
Entrance Porch	
Hallway	
Dining Room	11'3 x 11'1
Lounge	12'2 x 12'
Sun Room	19'2 x 9'9
Kitchen / Breakfast Room	18'9 x 8'6
Utility Room / Toilet	7'7 x 7'7

FIRST FLOOR

Landing	
Bedroom 1	11'4 x 9'1
En-Suite Shower Room	7'7 x 6'9
Bedroom 2	12' x 10'9
Bedroom 3	12'7 x 8'6
Family Bathroom	6'5 x 5'8

OUTSIDE

Front Garden	
Driveway Parking	
Garage	24' x 14'
Rear Garden	



Council Tax Band: D
Tenure: Freehold

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