



11 Belvedere Street  
Ryde | Isle of Wight | PO33 2JW

FINE & COUNTRY



# Seller Insight

“ Ryde, located on the Isle of Wight, offers a delightful blend of great restaurants, independent shops, and charming cafes, especially along Union Street and the High Street. These areas are perfect for exploring locally-owned boutiques and enjoying unique, handmade products. The vibrant dining scene includes a variety of eateries, from contemporary bistros to traditional British pubs, ensuring that there's something for every taste. Visitors can also indulge in a relaxing cafe culture, with many spots offering stunning views of the coastline.

The house is nestled in a conservation area, surrounded by beautiful historic properties, adding a layer of charm and character to the location. While the conservation area enhances the appeal of the neighbourhood, the property itself is not subject to any restrictive guidelines, offering flexibility for owners.

Additionally, Ryde is conveniently located for access to the mainland, with the fastcat ferry providing a swift 22-minute crossing to Portsmouth, and the hovercraft offering an even quicker 8-minute route. This proximity makes it easy for residents and visitors to explore beyond the island, while still enjoying the tranquility and beauty of Ryde. The combination of local amenities, historic charm, and transportation links make this a highly desirable area to live or visit.”\*

\* 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

## 11 Belvedere Street

Nestled in a desirable residential location, this charming and spacious family home offers a versatile layout, blending modern comforts with timeless elegance. The property is beautifully presented throughout, featuring high-quality finishes and a thoughtful design that caters to a range of lifestyle needs.

Upon entering, a welcoming entrance hall showcases exquisite oak flooring and an elegant staircase with an oak balustrade leading to the first floor. The hall benefits from built-in storage and natural light filtering through front-facing windows, creating a warm and inviting atmosphere.

The lounge provides a generous space for relaxation, enhanced by double doors that open onto the garden, allowing seamless indoor-outdoor living. Adjacent to this is a well-proportioned study, ideal for those working from home, with a front-facing window ensuring a bright and airy environment.

The flexible accommodation includes a family room, which can also serve as a sixth bedroom, offering a practical solution for growing families or multi-generational living. An inner lobby connects to a cloakroom fitted with a modern white suite, providing convenience for guests.

At the heart of the home, the open-plan kitchen and dining room boast a stylish design, flooded with natural light provided by velux windows and double doors leading to the garden and featuring an array of wall and base units complemented by contrasting work surfaces and tiled splash backs and a large central island. The kitchen is well-equipped with an integral dishwasher, and fridge freezer, while an adjoining dining area is a lovely dual aspect space with room for a large family dining table.

A versatile room, currently used as a play area, offers potential to serve as a sitting room if an annexe configuration is desired. This space flows into a well-appointed utility area with additional storage and appliance spaces, allowing for a fully functional kitchen setup if required. A secondary inner lobby provides access to the garden and leads to a spacious fifth bedroom, complete with an ensuite shower room, making it an excellent guest suite or private living quarters.

The first-floor accommodation is equally impressive, with a luxurious principal suite featuring a range of fitted wardrobes and bespoke furnishings. The suite benefits from a private dressing room with additional storage and a contemporary ensuite shower room.

The second bedroom is a spacious double with a built-in wardrobe, while two further bedrooms offer ample space and natural light. A modern family bathroom, finished to a high standard, includes a bathtub, vanity wash basin, and low-level WC.

Externally, the property boasts an attractive rear garden, thoughtfully designed with lawned areas, vegetable plots, and multiple patio spaces for relaxation. Practical additions such as storage sheds and gated access ensure convenience and security. The front of the property features a substantial driveway, providing ample parking for multiple vehicles, with additional gated space suitable for a car or boat.

This exceptional home effortlessly combines style, comfort, and functionality, making it an ideal choice for families seeking a well-appointed residence in a sought-after location.











### Travel Information

3.1 miles from Fishbourne to Portsmouth Ferry Terminal  
7.8 miles from East Cowes to Southampton Ferry Terminal  
0.7 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	3.5 miles
Ryde Golf Club, Ryde	1 mile
Royal Victoria Yacht Club, Fishbourne	3.2 miles
1Leisure Medina Centre, Newport	6.4 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	8.6 miles 01983 822099

### Education

Primary Schools  
Ryde School with Upper Chine School, Ryde  
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 562229  
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  
Heron, Ryde  
The Duck, Ryde  
The Dell, Puckpool  
RT Grill, Ryde  
Michaelangelo's, Ryde  
Fumo, Ryde  
The Boathouse, Seaview  
The Old Fort, Seaview  
The Binstead Arms, Binstead  
Fishbourne Inn, Fishbourne

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

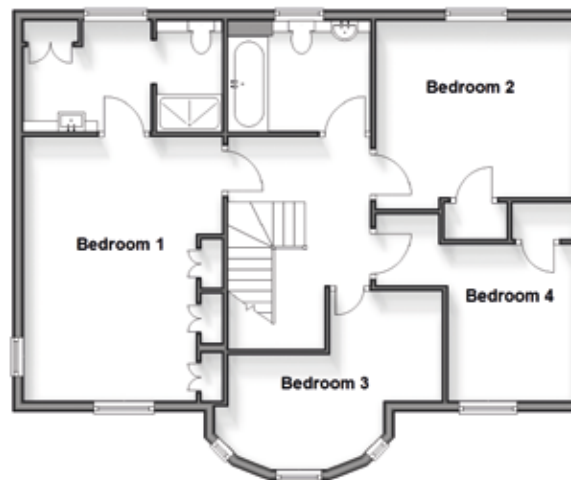
### Local Attractions / Landmarks

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. 128.7 sq. metres (1385.4 sq. feet)



**First Floor**  
Approx. 78.5 sq. metres (845.0 sq. feet)



## GROUND FLOOR

Entrance Hallway	
Family Room	12'2 x 9'2
Lounge	16'3 x 12'4
Study	12'3 x 6'3
Cloakroom	6'6 x 3'10
Dining Area	21'5 x 8'10
Kitchen	12'9 x 10'8
Annex Sitting Room	14'7 x 10'6
Annex Kitchenette	7'8 x 5'5
Annex Bedroom	10'9 x 9'6
Annex Shower Room	10'8 x 4'5

## FIRST FLOOR

Landing	
Bedroom 1	15'11 x 12'4
En-Suite Shower Room	7'10 x 6'7 plus 6'6 x 3'11
Bedroom 2	12'2 x 10'11
Family Bathroom	8'9 x 6'11
Bedroom 3	8'9 extending to 13' x 7'9 extending to 11'6
Bedroom 4	9'9 x 8'1

## OUTSIDE

Extensive Driveway Parking  
Rear Garden  
Summer House  
Storage Shed

Main House



Annexe



Council Tax Band: F  
Tenure: Freehold

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

