

# Cedar Lodge

PUCKPOOL HILL | ISLE OF WIGHT

SPENCE WILLARD



# Cedar Lodge

PUCKPOOL HILL, RYDE, ISLE OF WIGHT, PO33 1PJ

*A fine and substantial family home set within established, stunning gardens, located a short walk from the beach and Seaview village*

Cedar Lodge is an attractive and well-appointed family home overlooking mature, private and exceedingly pretty gardens which include a swimming pool. With origins dating from the mid-18th century, the house retains a wealth of authentic period features seamlessly blending original materials and character with light filled, well proportioned rooms and a refined contemporary finish. The current owner has comprehensively updated and sympathetically extended the property to create a beautifully presented suite of comfortable reception rooms, a superb open-plan kitchen, dining and living space and highly flexible accommodation of up to seven bedrooms and four bathrooms.

## House

ENTRANCE HALL | SITTING ROOM | DINING ROOM | KITCHEN  
BREAKFAST ROOM | STUDY | UTILITY | SEVEN DOUBLE BEDROOMS | FOUR BATHROOMS

## Outside

MATURE GARDENS OF APPROX. 3.25 ACRES | GARAGE | OUTBUILDING WITH GYM, GAMES ROOM & STORES  
HEATED SWIMMING POOL | POTTING SHED | ALITEX GREENHOUSE | GARDEN STORE | BOTHY

VIEWING:

BEMBRIDGE@SPENCEWILLARD.CO.UK  
01983 873000  
WWW.SPENCEWILLARD.CO.UK

## The Property

The house has been carefully, and consistently maintained and modern enhancements include underfloor heating throughout the extended open plan kitchen, dining, and living areas, a capable heating system, upgraded and efficient lighting, feature picture and garden lighting, and an integrated Bose sound system serving both internal and outdoor spaces. The use of quality natural materials such as stone worktops, wood flooring, and flagstone terraces enhances the house authentic character and creates a particularly appealing and comfortable atmosphere. Reception spaces flow effortlessly onto a generous raised terrace over which many principal rooms enjoy wonderful views over gardens, the magnificent Cedar of Lebanon on the lawn and to the swimming pool below.

The grounds are a special feature, offering a private and captivating setting with well-stocked borders, landscaped terraces and a wealth of mature trees and planting. The excellent package is further complimented by a gated gravelled driveway and a selection of outbuildings, including a greenhouse and potting shed, converted stable currently used as gym, and games room, and the convenience of being close to the beach, ferry links, and Seaview village all a short distance from the house.

Conveniently situated in a semi-rural setting the house is a short walk inland from the beach and coastline of the north east shores of the island. The village of Seaview is 1 mile away and Bembridge with its harbour and extensive mooring facilities is also within easy reach. Bembridge and Seaview offer sailing clubs, restaurants, cafes and a range of amenities including the community run store and The Halland, wine bar and art shop in Seaview. The Fast Cat and Hovercraft passenger services connect to the mainland from Ryde which is 3 minute drive/15 minute walk away. Ryde provides further comprehensive range of amenities including Ryde School. Excellent walks can be enjoyed along the beach either towards Appley Beach or to Seaview and beyond to Priory Bay.



# Accommodation

## GROUND FLOOR

**ENTRANCE** Stone steps lead to a lead-roofed store porch over wide a timber door with sidelights. Inside, oak flooring flows through the reception rooms, which feature high ceilings, deep Arts and Crafts-style skirting, architraves, and internal doors. There is an understairs storage cupboard with shelving, consumer units, and data/TV aerial terminals and switches.

**SITTING ROOM** A generously proportioned room opening onto the southern lawn, featuring a Charnwood log-burning stove on a stone hearth with mantle and a range of hand-carved bespoke alcove cabinets and shelving.

**DINING ROOM** An excellent space with garden outlook.

**KITCHEN/LIVING AREA** A superb entertaining space with dual-aspect windows overlooking the garden's upper lawn terraces and to the swimming pool. The kitchen has been recently upgraded with a comprehensive range of under-counter and wall-mounted storage units with worktop lighting. It includes contemporary worktops, an undermounted Rangemaster ceramic sink with mixer tap, Neff wine chiller, five-ring gas hob combined with extractor, mid-level slide-and-hide Neff double oven, grill, and plate warmer and an integrated dishwasher, as well as space and plumbing for an American-style fridge freezer. Underfloor heating runs beneath stone-tiled flooring. A small breakfast bar area features banquette seating around a breakfast table and another Charnwood log burner stove sits on a granite stone hearth with a TV mounted above.

**BEDROOMS 5 AND 6 AND SHOWER ROOM** Located along an inner hallway and served by a shower room fitted with a walk-in shower with tiled walls, a floor-heated towel rail, W.C. and washbasin.

**UTILITY ROOM** An excellent substantial boot and utility room with washbasin, a range of storage cupboards and hooks for coats, a pulley maid, and space and plumbing for ancillary fridge, freezer and a stacked washing machine and tumble dryer. Within the cupboard is a 500-litre unvented hot water cylinder, consumer units and a wall-mounted gas-fired boiler.

**W.C.** Featuring vintage style washbasin and W.C.





#### FIRST FLOOR

Wide carpeted stairs rise to a large landing with plentiful natural light from a window overlooking the gardens. This floor comprises four double bedrooms and two bathrooms. **BEDROOM 1** is a well-appointed en suite with a large bath, walk-in shower, and a range of built-in wardrobes and storage. **BEDROOMS 2, 3, AND 4** are all doubles, and there is also a spacious **STUDY** on this floor. The **FAMILY BATHROOM** includes a panel bath with tiled surround and a walk-in shower.

#### SECOND FLOOR

The top floor offers an **EN-SUITE BEDROOM** offering glorious garden views and winter glimpses of The Solent. There is a store room off the en-suite and extensive eves storage.

## Outside

The grounds of Cedar Lodge are charming and fascinating, creating a completely secluded and tranquil setting. The gardens burst with a range of mature trees, planting, and terraces ideal for outdoor dining and entertaining. The partially walled, garden extends to approximately 3.25 acres. There is a formal level lawn extending from the terrace in a south-facing aspect, bordered by splendid colourful planting with several seating areas to enjoy the views or shade beneath the magnificent 200-year-old cedar tree. The heated **SWIMMING POOL** is suitable for year-round use.

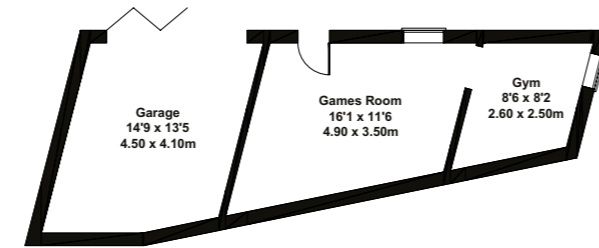
Additional garden features include an Alitex **GREENHOUSE** adjacent to the **POTTING SHED**, a kitchen/cutting garden, and converted stables now offering a **GYM** and **GAMES ROOM** with adjoining **GARAGE** and storage in the roof. Further outbuildings provide storage for garden machinery. The property is accessed via electric gates onto a gravelled driveway, providing parking for several cars.



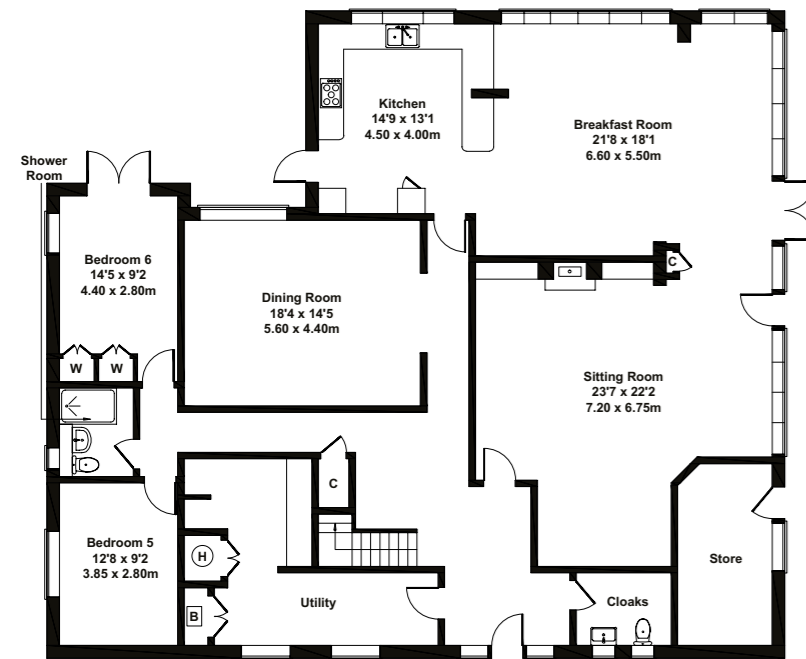


**CEDAR LODGE**  
 Approximate Gross Internal Area:  
 4,930 sq ft / 458 sq m

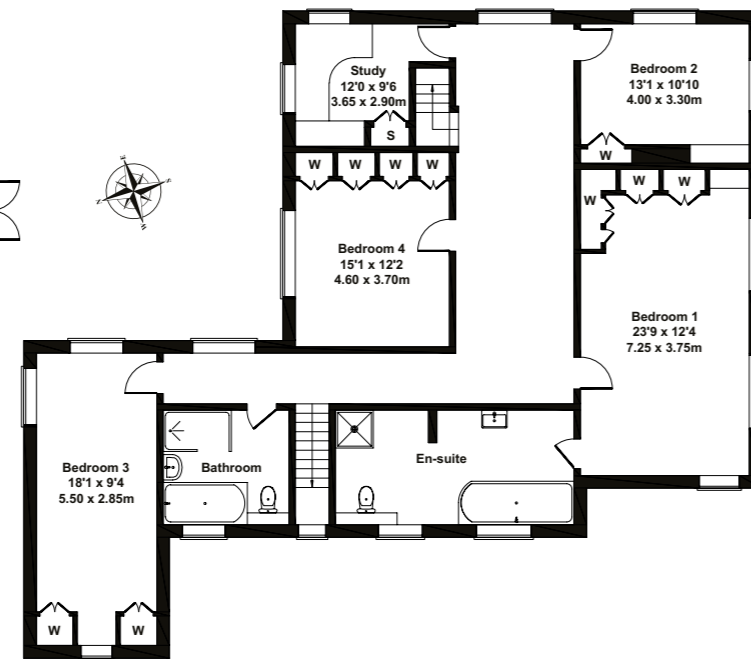
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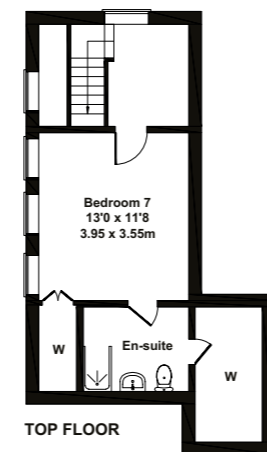
**OUTBUILDINGS/GARAGE**



**GROUND FLOOR**



**FIRST FLOOR**



**TOP FLOOR**



## General Remarks

**SERVICES** Mains electricity, water, and drainage are connected. Heating is provided by a gas-fired Vaillant boiler located in the utility room, which supplies the unvented cylinder and radiators throughout, complemented by underfloor heating in the kitchen extension. High-speed fibre broadband from WightFibre is currently available at the property.

**TENURE** The property is offered freehold.

**COUNCIL TAX** Band G

**EPC Rating** C

**POSTCODE** PO33 1PJ

**VIEWINGS** Strictly by prior appointment with the sole selling agent, Spence Willard.

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