



Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

# 1 Sydney Lodge

44 Shide Road, Newport, Isle of Wight PO30 1YE



£425,000  
FREEHOLD



With its captivating historical features and stunning interiors, this Grade II listed house is a treasure waiting to be discovered, offering the perfect combination of old-world elegance and modern living.

- Remarkable, Grade II listed Georgian home
- Magnificent high ceilings
- Three double bedrooms and two reception rooms
- Delightful gardens and driveway parking
- Close to rural walks, local schools and the college
- Wealth of elegant, traditional features
- Stylish, superbly maintained interiors
- Ground floor shower room and first floor bathroom
- Desirable location just moments from the High Street

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Ideal for those looking for something truly special, this unique Georgian home, believed to be a former vicarage, is steeped in local history and offers an enchanting ambience enhanced by immaculate magazine standard interiors. Exhibiting a wealth of traditional features, this remarkable home is over 200 years old which has been lovingly preserved, and still stands proud today offering its unique beauty to the new owners. A particularly striking focal point of this home is the elegant mezzanine landing overlooking the double-height dining space below, providing a sense of grandeur as you step in from the entrance hall. The dining area features a repurposed ship mast creating unique structural interest, while its spacious open plan layout with a garden room and decorative French doors to the tranquil garden creates a wonderfully airy feel. The sense of grandeur continues into a generous dual aspect sitting room which features original French doors and an ornate fireplace with a log burner, ideal for cosy nights in. With its characterful flagstone floor and cottage-style cabinetry, the kitchen-breakfast room is charming yet spacious allowing for room to accommodate comfortable seating, perfect for enjoying cooking in comfort and style. On the ground floor, there's also a superbly presented shower room providing additional convenience for guests and busy family life. Upstairs on the first floor are three superbly presented double bedrooms plus a beautiful family bathroom, ensuring everyone has plenty of space to relax and unwind. Furthermore, 1 Sydney Lodge also comes complete with a cellar, which would make a perfect wine store or potentially offers a fantastic opportunity to transform into additional accommodation if desired (subject to planning consent).

The gardens of this property are a true delight. The rear offers a secluded, tranquil spot with spring plant beds and a wonderful magnolia tree showcasing a floral display during the warmer months. Heading to the front, a further garden enjoys well-tended plant beds and a pathway winding its way up to the home's entrance. The front garden also provides space to park two vehicles thanks to the driveway and accompanying carport.

Located in an enviable, tucked away position on the outskirts of Newport town centre, 1 Sydney Lodge is perfectly placed to take advantage of the wide range of amenities including a variety of shops, a cinema complex, restaurants, and cafes. Multiple schools at primary and secondary level are within walking distance and the Southern Vectis bus station is located within the town centre providing an extensive network of bus routes across the island. The property is also well-connected to the surrounding countryside and enjoys easy access to the riverside Red Squirrel cycleway and a historic amble up to the nearby Carisbrooke Castle. Other popular attractions in Newport include the multi-award-winning Monkey Haven and the spectacular Robin Hill Country Park. Being centrally located means you are never far from all the wonderful delights that the island has to offer, including the beautiful West Wight. Regular car ferry travel links from Fishbourne to Portsmouth and East Cowes to Southampton are both within a 20-minute drive from the property, and the Cowes to Southampton catamaran foot passenger service is located only 6.2 miles away.

### **Welcome to 1 Sydney Lodge**

Tucked away from Shide Road, a five-bar timber gate opens to a smart block paved driveway and the secluded, pretty garden setting of 1 Sydney Lodge. Edged with a gravel border, a curved pathway from the driveway meanders past an immaculate green lawn with delightful plant beds and provides an approach to the charming green front door within an open porch. A large canopy to the front of the house provides access to an external boiler cupboard and to a wide side pathway with wooden trellis gates leading to the rear garden.

### **Entrance Hall**

*extending to 11'04 (extending to 3.45m)*

Providing a delightful welcome to the home, the entrance hall is dressed with elegant wallpaper and a wood-effect Karndean floor which flows through an open archway to the dining space, creating stylish continuity. A recess with a built-in shelf offers space for a hallway unit and a panel door opens to the kitchen.



### **Kitchen-Breakfast Room**

*16'10 into bay x 13'02 max (5.13m into bay x 4.01m max)*

Providing plenty of space for breakfast dining and seating within a box bay window to the front, the kitchen is a wonderfully social room. Featuring a flagstone floor and light-blue painted walls with tongue and groove wood paneling, this spacious kitchen is fitted with cottage-style timber base cabinetry with white-painted cupboards and drawers, and a wall-mounted cream unit with decorative cupboard doors and display shelves. A substantial cream-painted fireplace surround with a tile inset provides a charming focal point and space to position a cooker. Providing plenty of space for meal prep, a wooden countertop has space beneath for two appliances with plumbing connections for a washing machine and dishwasher. Adding further character appeal to the room, a fabulous butler sink is incorporated into a wooden unit and there is a wall-mounted cream shelving unit with plenty of cup hooks. Also located here is a radiator and a vintage style multi-spotlight fitting.

### **Dining and Garden Room**

Dining Area: 19'1" x 10'11" (5.82m x 3.33m)

Garden Room Area: 11'04 x 9'0 (3.45m x 2.74m)

Upon stepping into this room from the entrance hall, you can't help but notice the sense of grandeur provided by an elegant staircase with a spindle balustrade ascending to a mezzanine landing within the double-height ceiling space. Featuring a ship mast, this impressive room offers plenty of space to accommodate a dining space and a wide squared opening creates an open plan layout with a delightful garden room. This spacious dining area benefits from two radiators, and has a Hive central heating unit, a wooden panel door to a shower room, and a particularly substantial panel door to the sitting room, further enhancing the sense of grandeur. Continuing to the garden room, this space features a cast iron log burner and an attractive flagstone floor, creating a sense of separation between the two areas. Offering a delightful spot to relax with a good book, the garden room also provides a set of decorative French doors opening to the rear garden and a window to the side aspect.

### **Sitting Room**

*23'03 x 14'04 (7.09m x 4.37m)*

Equally as impressive, the sitting room offers a generous space and boasts a dual aspect with a window to the rear aspect and two sets of French doors to the side with original shutters. Featuring two ceiling roses and majestic coving, the double-height ceiling enhances the feeling of space and is complemented by traditional picture rails. Finished with subtle light-grey walls and a plush neutral carpet, this beautiful room also features a beautifully carved fireplace surround creating a lovely focal point around a cosy log burner mounted on a slate hearth. Also located here is a radiator and a television aerial connection.

### **Ground Floor Shower Room**

Providing a corner shower cubicle with a grey tile surround, this room is beautifully presented with a grey wall decor featuring tongue and groove wood panelling and a recess with a mirror, creating a lovely feature. A fitted unit has a wood-effect countertop which incorporates a large hand basin, and a dual flush w.c. is situated beneath a slim window to the side aspect. Again, finished with a beautiful wood-effect Karndean floor, this room also has a ceiling light, a chrome heated towel rail, and a hatch to the cellar.

### **Cellar**

Accessed via the ground floor shower room, a cellar beneath the dining area of the house has lighting and could potentially provide an opportunity to create a further room such as an extra living space or a family games room (subject to planning consent).



### **First Floor Landing**

Overlooking the living space below, this striking first floor landing continues with the plush neutral carpet from the staircase and features an elegant wallpaper. The traditional original features continue on this level including beautiful panel doors, a decorative door frame to the middle bedroom, and attractive archways at either end of the landing. Also located on the landing is a loft hatch and a set of steps giving access to bedrooms one and two.

### **Bedroom One**

*14'07 x 12'0 (4.45m x 3.66m)*

Providing a cosy feel underfoot, this spacious double bedroom is fitted with a luxurious neutral carpet and is decorated with smart striped wallpaper beneath traditional picture rails. Warmed by a radiator, this room is bathed in natural light from its dual aspect windows to the rear and side.

### **Bedroom Two**

*14'06 max x 10'08 (4.42m max x 3.25m)*

Enjoying natural light from a large window to the side aspect, this second double bedroom is dressed with a cosy neutral carpet and wallpapered walls with a delicate feather-theme pattern. The room is fitted with a radiator and has access to a built-in cupboard housing a water tank.

### **Bedroom Three**

*12'03 max x 11'0 max (3.73m max x 3.35m max)*

With a partially sloped ceiling to the rear aspect, this third double bedroom provides a sense of cosiness and is beautifully finished with delicate floral paper complemented by a plush neutral carpet. With access to storage space within the eaves, this room also benefits from a radiator and a window to the front aspect.

### **Family Bathroom**

Finished with a grey wood-effect Karndean floor and fully-tiled walls in white, this well-presented bathroom provides a traditional style sanitaryware suite comprising a pedestal hand basin and a low-level w.c. A tongue and groove panel bath features vintage-style chrome fixtures with a showerhead attachment and there is a decorative Velux window to the front aspect allowing for natural light. Fitted with a ceiling light, this room also benefits from a radiator and a wall-mounted mirrored cabinet.

### **Rear Garden**

The delightful garden to the rear offers a secluded oasis with a lawn area featuring raised timber sleeper flower beds with colourful spring planting and a magnificent magnolia tree with beautiful pink blooms creating a picturesque backdrop. Connecting directly from the garden room, a slightly raised patio offers a tranquil spot to sit and enjoy the summer sunshine with a charming wooden summer house beyond offering shelter from the sun or storage space for garden furniture. Sheltered by a large canopy, an attractive paved terrace spans the rear of the house and provides a further cooling spot, perfect for lounging with a good book on a warm summer day. This fully enclosed outdoor space is perfect for entertaining guests, relaxing with family, or spending some quality time surrounded by nature.

Furthermore, the rear garden could be expanded onto a gravel boundary area beyond the back trellis fencing, and a sheltered area to the side elevation of the property leads to the front garden and offers plenty of space for storage complete with a garden shed. Additional outdoor storage to the front of the property is provided a handy log store and a shed tucked away by the carport.

### **Parking**

A block paved driveway complete with a timber-built carport provides off-road parking for two vehicles.



With its fascinating historical features and its modern amenities, 1 Sydney Lodge provides the perfect blend of old and new. If you're looking for a unique home with plenty of charm and character, within a convenient sought-after area, this captivating Georgian house could be exactly what you're searching for.

**Additional Details**

Tenure: Freehold

Council Tax Band: D

Services: Gas Central Heating, Electricity, Mains Water and Drainage



GROUND FLOOR  
985 sq.ft. (91.5 sq.m.) approx.

1ST FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 1688 sq.ft. (156.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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