



THE WELL HOUSE

West Green, St. Helens, Ryde, PO33 1XA

TO LET

£2,750 Per Calendar
Month



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NEW INSTRUCTION #NO DEPOSIT OPTION AVAILABLE#. 4 BEDROOMS. 4 RECEPTION ROOMS, STUDY. AMBLE PARKING, EXTENSIVE GARDENS, UNFURNISHED, AVAILABLE IMMEDIATELY

THE PROPERTY

The Well House, is a remarkable detached residence located in the picturesque village of West Green, St. Helens, Ryde. This charming property, believed to date back to the late nineteenth century, boasts an impressive 2,433 square feet of living space and is available for rent from the end of September, offered unfurnished.

The Well House features four spacious reception rooms, providing ample space for both family living and entertaining. The principal reception rooms enjoy a delightful southerly aspect, with several offering stunning views across Brading Marshes. The property also includes a separate study, perfect for those who work from home, and four generously sized double bedrooms, ensuring comfort for all family members.

The exterior of the property is equally impressive, with a generous rear garden enclosed by attractive stone walling. A separate vehicular access from the side lane leads to a dedicated parking area, ideal for boats or trailers. The gardens are mature and extensive, featuring lush lawns, well-stocked borders, and inviting paved patio areas.

Nestled away from the hustle and bustle of the village centre, The Well House is surrounded by beautiful countryside walks, yet remains conveniently close to local amenities. The vibrant village of St Helens offers a village shop, a pub, coffee shop and village green. Additionally, the nearby Bembridge Harbour provides extensive mooring facilities and sailing clubs, while the stunning beaches of Bembridge,

The property is filled with character, featuring a glazed entrance porch, an inviting entrance hall, and a family room with a feature fireplace. The well-appointed kitchen includes built-in units, an Aga, and French doors leading to the terrace and garden. The first floor hosts the principal bedroom with en suite shower room, three additional double bedrooms, and a family bathroom.

The Well House is a rare find, offering a blend of period charm and modern convenience in a highly sought-after location. This property is perfect for those seeking a spacious family home in a tranquil setting.

Accommodation Comprises;

Glazed Entrance Porch with Front Door opening into;

Entrance Hall with tiled floor and open plan with a living space flooded with light during the day from southerly facing bay window and made cosy in the winter afternoons and evening with a wood burning stove.

Study.

Separate WC

Formal lounge with open fire.

Dining Room - with feature fireplace and bay window to front.

Kitchen - with an extensive range of built-in units including a large centre island and able working surfaces over. Integrated fridge freezer, dishwasher, electric oven and 5 burner gas hob. With gas fired Aga, French doors opening out onto the terrace and rear garden beyond.

Utility/Boot Room - with a range of built in units, butler sink, a cupboard housing the washing machine and sink unit. Leading to;

Cloak Room - with WC, hand basin and heated towel rail.

Further Storage Area/Larder with built-in shelving.

Family / morning Room - a comfortable lounge/snug with feature fireplace and doors opening out to the rear and side gardens.

First Floor

Principle Bedroom - a spacious bedroom with bay window to the front and far reaching southerly views and attractive original feature fireplace. With dressing area and En Suite Shower Room with large walk-in shower cubicle, pedestal basin and WC

Bedroom Two - a good-sized double with window to the front, feature fireplace and built-in cupboard.

Bedroom Three - a comfortable double bedroom with window to the rear and outlook over the pretty rear garden and original feature fireplace.

Family Bathroom - with bath with shower over, pedestal basin and WC. Built-in shelving and window to rear.

Bedroom Four - double bedroom with windows to the rear.

Outside

Secured by a wooden 5 bar gate which leads to a large gravel parking area with EV charger

Extensive gardens laid mainly lawn with mature shrubs and trees

Brick store

Side access via double gates leading to a hard standing, ideal for boat, motor home or caravan storage.

Unfurnished

Available immediately

Security

External cameras

Ring door bell

Alarm available to use

Services

Gas, Electricity, Water, Council Tax and media are exclusive of the rent.

EPC

Rating D

Local authority

The Isle of Wight Council. Council tax band F



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



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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		
England & Wales	EU Directive 2002/91/EC	