

SPENCE WILLARD



Windy Ridge, 80 Watergate Road, Newport, Isle of Wight

A light and spacious Arts & Crafts home, set in a quiet yet highly convenient position on the outskirts of Newport, with annexe, ample parking and far-reaching countryside views

VIEWING:

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Built in 1926, this family home has only exchanged owners a few times, testament to its comfort and versatility. The property is set in good grounds, in an elevated position designed to make the most of its setting, with far-reaching, panoramic, countryside views from St Georges Down to Bowcombe Down and over the rolling hills, home to the Deer Park.

The property is of generous proportions and has been well-maintained, now benefitting from double glazing, a modern kitchen, as well as a recently installed boiler. Culminating in comfortable living with wonderful views.

The property occupies a particularly convenient location, not only for the amenities of nearby Newport, but easy access to all parts of the Island, as well as mainland ferry links with onward connections. Close to the countryside, there are many good country walks accessible directly from the property, as well as the Red Squirrel Trail popular with cyclists and runners, trailing through the countryside from Cowes to Sandown.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL A light and spacious entrance with external double doors. Original doorbell and fireplace fitted with log burner with ornate surround.

DRAWING ROOM A dual aspect room of good proportions. Flooded with natural light through the large, south facing windows. Feature fireplace and surround. Door to:

STORE A large store area that formerly provided internal access to the annexe (the wall could be removed to provide internal access to the annexe again).



STUDY A good-sized room fitted with shelving overlooking the rear garden. Fitted with a fireplace.

DINING ROOM This characterful room is fitted with original panelling and with its triple aspect, makes for an impressive dining and entertaining space with views over the gardens and to the Downs and countryside beyond. Feature fireplace in surround.

KITCHEN LIVING ROOM A modern kitchen with extensive wall and base units with Granite worksurface over inset with undermount sink and drainer. Island unit with extensive worksurface and breakfast bar seating. Fitted with Neff appliances to include 5-ring hob with extractor over, oven and grill. There is a seating area with French doors opening to a large terrace. Door from kitchen to car port.

UTILITY ROOM Fitted units with Granite worksurface over and sink with drainer. Space and plumbing for freestanding American fridge freezer, freezer, dishwasher, washing machine and dryer. Wall-mounted Vaillant gas-fired boiler. Door to rear garden.

WC With wash basin. Extending under the stairs with fitted shelving to provide a good amount of additional storage space.

FIRST FLOOR

LANDING A large landing providing a further area for seating to enjoy the wonderful views.

BEDROOM 1 A dual-aspect double bedroom with fitted wardrobe cupboards to either side of the feature fireplace. Large bay window overlooking the front garden and to St Geroge's Down.

SHOWER ROOM EN-SUITE Shower, wash basin and WC. Heated towel rail.

BEDROOM 2 Entered through a **DRESSING ROOM**, fitted with extensive wardrobe cupboards with archway and step down to the bedroom area.

SHOWER ROOM EN-SUITE Walk-in shower with glazed screen, wash basin set on vanity unit with storage below and demisting mirror above, WC.

BEDROOM 4 A lovely bedroom with fitted wardrobe cupboard, overlooking the rear garden with feature fireplace.

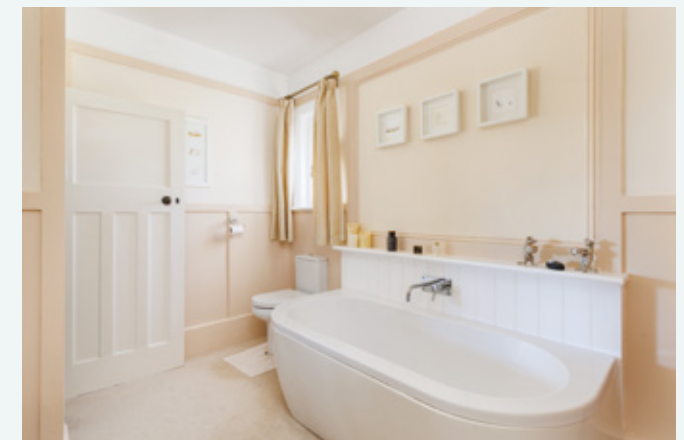
FAMILY BATHROOM Fitted with large double-ended bath with wall-mounted tap, wash basin on vanity unit with storage below and WC. Airing cupboard housing water cylinder. Heated towel rail.

BEDROOM 3 A large, dual-aspect double bedroom with large windows facing south and enjoying the countryside views. Door to:

STORE Large area that has the potential for multiple uses (en-suite/dressing room/study) with large window and door opening to a south facing **BALCONY**. Store cupboard and staircase rises from here to the:

SECOND FLOOR

ATTIC ROOM Providing a hobbies area or easily accessed storage space with Velux window. Doors to each end to further walk-in boarded loft spaces.





Annexe

ANNEXE

ENTRANCE HALL A large entrance with ample space for coats and shoe storage. Tiled flooring and with cupboard housing hot water cylinder and electricity meter.

KITCHEN DINING ROOM A spacious south facing room, fitted with extensive wall and base units with worksurface over, together with island with ample workspace. Appliances include a Bosch oven, induction hob with extractor over, and space and plumbing for a dishwasher.

UTILITY ROOM With space and plumbing for a washing machine. WC and wash basin.

SITTING ROOM With a large opening from the Kitchen, this makes a great entertaining space, and is a further good-sized room with French doors to the south facing garden flooding the room with natural light. Understairs cupboard providing further storage space.



Annexe



Annexe



FIRST FLOOR

BEDROOM 1 A light, spacious double bedroom with large window overlooking the Deer Park and Downs beyond.

BATHROOM EN-SUITE Fitted with bath with shower over and glazed screen, wash basin and WC.

BEDROOM 2/STUDY A large room that is currently utilised as a study but could easily be used as a further double bedroom. Door to staircase which leads to:

SECOND FLOOR

ATTIC ROOM A A dual aspect room, ideal for hobbies or storage.

ATTIC ROOM 2 Ideal for use as a study area or further easy access storage space. Formerly used as a bathroom, should one have the desire to reinstall.

OUTSIDE

The property is set in good-sized grounds in an elevated position enjoying the surrounding countryside. An attractive curved brick wall with wrought iron gates line the front of the property, with a sweeping driveway flanked by lawn, leading to a large turning area with ample parking spaces, and access to the **CAR PORT** and **GARAGE**.

There is access around both sides of the property, with the southern side currently sectioned off to provide a private outside space for the annexe.

To the rear of the property is a large terrace accessed from the kitchen living room, and provides a lovely, sheltered seating or dining area. Steps lead up to an area of lawn, vegetable beds, as well as a large **GREENHOUSE, SHED** and **SUMMER HOUSE**, served with power and lighting, with wonderful southerly country views.

The property borders countryside to the rear, making for an idyllic and private setting.

TENURE Freehold

SERVICES Mains water, electricity and drainage. Gas fired central heating to the main house. Electric heating to the Annexe.

EPC Rating D

COUNCIL TAX Main House - Band G, Annexe - Band A (although not presently payable under the family annex discount).

POSTCODE PO30 1XP

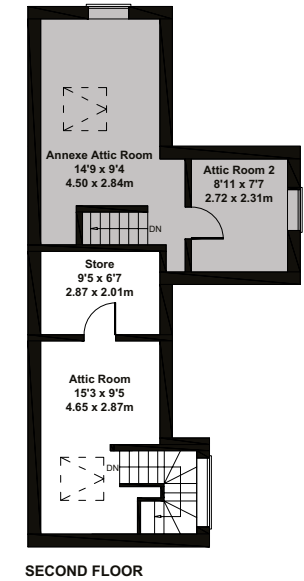
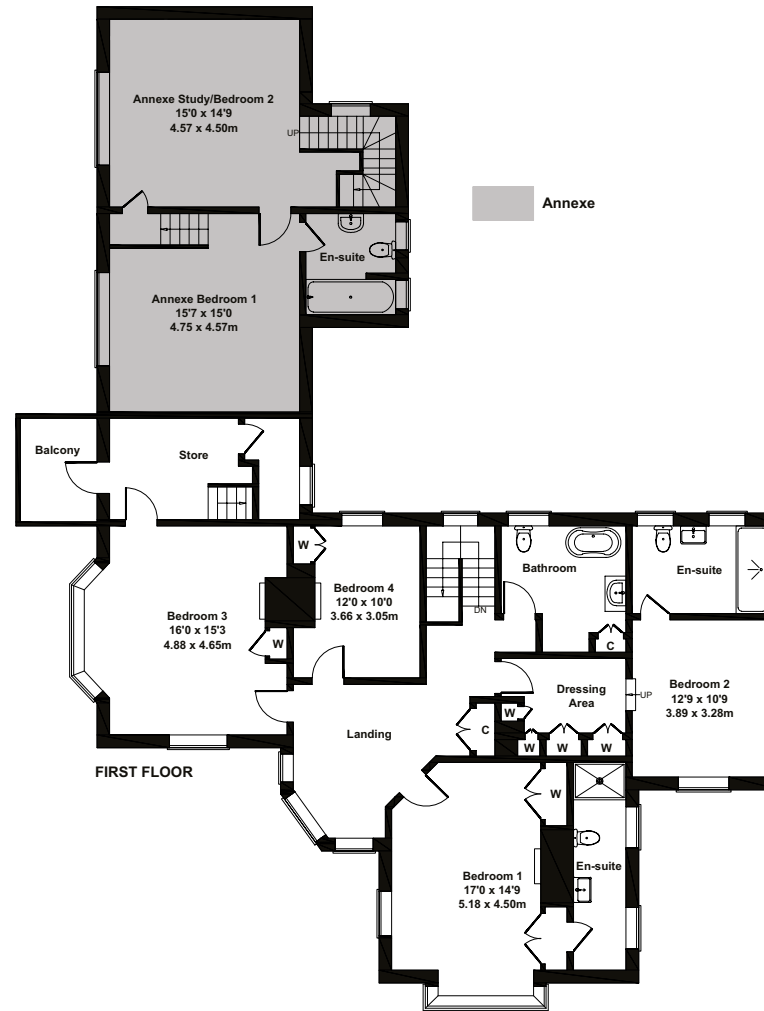
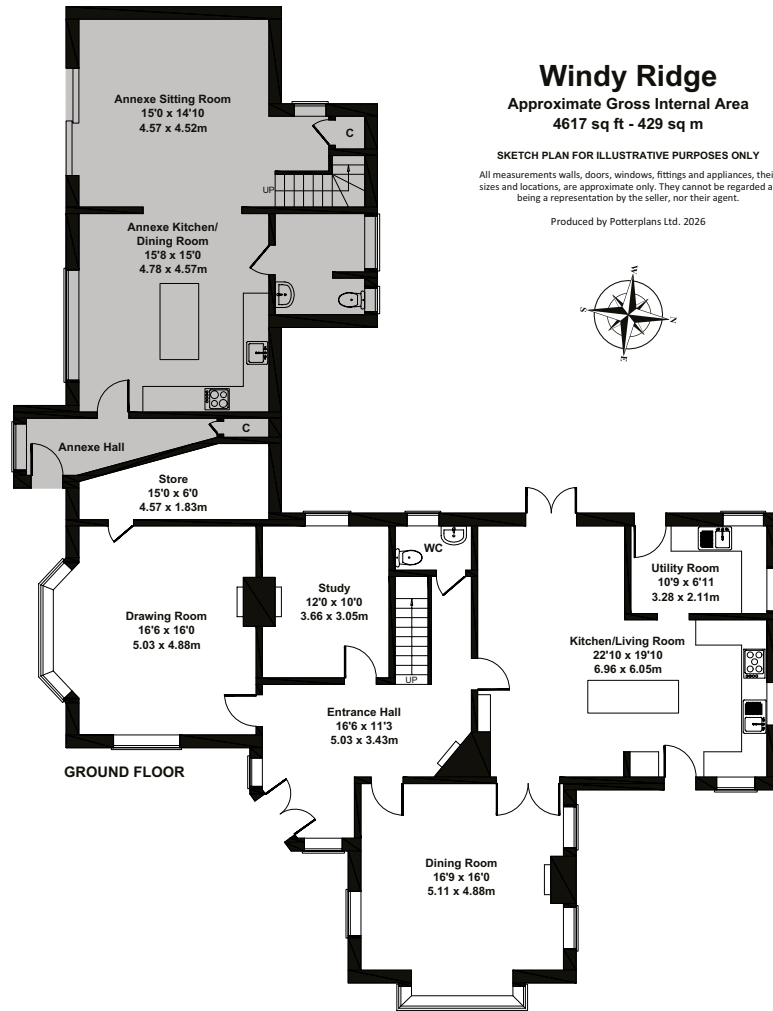
VIEWINGS Viewings shall be strictly by prior arrangement with the sole selling agents, Spence Willard.

Windy Ridge

Approximate Gross Internal Area
4617 sq ft - 429 sq m

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



Annexe



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