

McCarthy
& BOOKER



Ivy Hall Mill Square, Wootton Bridge, Ryde, PO33 4HS

Guide Price £1,150,000



Established guest house - Or spacious home with separate self contained annexe - 8 bedrooms - 7 bath/shower rooms - Fabulous outlook over The Mill Pond in Wootton Bridge

Exceptional home and established holiday business

Perfectly positioned, just five minutes from the Fishbourne ferry terminal, it is currently arranged as a private owners' accommodation alongside a successful five-bedroom bed and breakfast and additional self contained annexe. This remarkable property offers purchasers the opportunity to continue a well-established, successful holiday rental business or adapt the accommodation to suit a variety of lifestyles, including multi-generational living, home and income or an expansive family home. Renovated throughout, the property has been sympathetically transformed to offer versatile ensuite accommodation, complemented by the addition of a versatile separate purpose-built annexe - The Coach House.

The principal residence is both spacious and flexible, comprising six bedrooms, including a private owner's quarters, three generous reception rooms, six bath/shower rooms, a well-appointed kitchen, utility room and a substantial garage. The Coach House offers two double bedrooms, shower room and a superb open-plan sitting, dining and kitchen area.

Interior

Ground Floor:

The ground floor accommodation is approached through an entrance lobby, with a useful area for coats and everyday storage, and stairs rising to the upper floor floor.

There is a country-style kitchen beautifully combining traditional features with modern practicality. A striking burgundy Rangemaster cooker, complete with five-ring gas hob and hot plate, sits within an exposed brick inglenook, complemented by attractive oak detailing. White wall and base units are topped with black granite work surfaces, whilst a tiled floor completes the timeless look. Further features include an American-style fridge freezer, space and plumbing for a dishwasher and room for a chest freezer. Adding to the charm, the original entrance doorway remains visible within the kitchen, preserving a wonderful link to the property's history.

Flowing naturally from the kitchen is the private owners' quarters, comprising a downstairs shower room and a generous double bedroom with built in cupboards and a charming bow window enjoying delightful views across the lake. The family room is a particularly characterful space with exposed brick walls and double sliding doors opening to the outside and patio. A fascinating original well has been transformed into a unique feature, glazed over to reveal the water levels rising and falling, complete with a playful collection of floating rubber ducks.

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Double doors lead through to the main sitting room, a bright and airy reception space with impressive high ceilings and an abundance of natural light. An exposed stone wall creates a wonderful focal point, complemented by a wide fireplace with stone hearth and oak mantelpiece above, creating a warm and inviting area for relaxing and entertaining.

Beyond this lies the dining room/conservatory, a delightful triple-aspect room with wooden flooring and views across the garden, sliding doors provide a seamless connection to the outside.

Also located on this level is a further guest double bedroom with Velux window, served by a fully tiled wet room. A covered passageway provides access to the highly practical utility area, fitted with space and plumbing for two washing machines, tumble dryer, sink and additional storage, along with a separate WC and basin. Beyond here is a rear courtyard and useful store room, with direct access into the substantial garage. Offering impressive proportions, the garage provides exceptional flexibility, ideal for storing vehicles, RIBs, sailing equipment, bicycles or equipment associated with life on the Island.

First Floor:

The first floor has been thoughtfully arranged to provide versatile guest accommodation, with all four double bedrooms enjoying the benefit of their own private en-suite facilities. A spacious landing incorporates two generous double storage cupboards, offering excellent practicality for linen, housekeeping supplies or everyday storage.

Room One is beautifully positioned to take advantage of picturesque views across the lake through an attractive bay window. The spacious en-suite includes a freestanding bath, large walk-in shower, basin and WC.

Room Two also enjoys delightful creek views with an en-suite shower room, basin and WC.

Room Three has dual-aspect windows, allowing natural light to flood the room with a spacious en-suite featuring a freestanding bath, separate shower enclosure, basin and WC.

The Junior Suite offers exceptional flexibility with a separate sitting room. This versatile arrangement could equally be configured as two generous double bedrooms, making it ideal for larger families or groups. The en-suite bathroom is well appointed with a bath and handheld shower attachment, separate shower cubicle, basin and WC.

The Coach House

This two storey property has been purpose built and thoughtfully designed and offers stylish accommodation with enviable lakeside views. The flagstone entrance hall immediately creates a sense of character and quality with a striking solid oak staircase rising to the first floor.

Ground Floor:

This comprises of two generously proportioned double bedrooms. The principal bedroom enjoys double doors opening directly onto a private, low maintenance paved courtyard and the second double bedroom benefits from a deep storage cupboard together with wardrobe, providing excellent practical storage for longer stays. Completing the ground floor is a contemporary shower room, beautifully finished with full-height tiling and featuring a large walk-in shower enclosure.



First Floor:

This is where the property truly comes into its own, bathed in natural light the impressive open-plan living, dining and kitchen area which has been designed to make the most of its elevated position. Double doors open onto a glass Juliette balcony, framing delightful views across the lake and allowing sunshine to flood the room throughout the day. Wood effect laminate flooring extends seamlessly throughout this level. Adding a unique touch of charm, a delightful stained-glass feature window brings colour and character to the living space, complementing the bright and airy atmosphere.

Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



1ST FLOOR
1191 sq.ft. (110.6 sq.m.) approx.



GROUND FLOOR
2219 sq.ft. (206.1 sq.m.) approx.

TOTAL FLOOR AREA: 3409 sq.ft. (316.7 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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