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01983 811811

ryde@foxproperty.co.uk

Fox & home

182 High Street

Ryde

PO33 2PN



01983 811811



Woodlynch, West Hill Road,

Ryde, PO33 1LW

£695,000

This substantial Victorian property is situated in a popular residential location. The property retains a wealth of period features including fireplaces, sash windows and many more traditional elements. The accommodation is arranged over three floors with the ground floor offering two impressive reception rooms, a large kitchen and two bedrooms. The first floor provides four bedrooms and a family bathroom. The lower ground floor requires refurbishment which would provide further accommodation for the main house or a self contained rental or granny annexe. The property sits in mature gardens all hidden behind a stone wall with gated access. To the rear of the property is a trust managed woodland which the property has an entrance to.





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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Impressive steps leading to:

Covered entrance with part glazed solid wood door leading to ground floor:

Entrance Hall: 27' x 7' (max measurements) (8.23m x 2.13m (max measurements))

A welcoming hall with original balustrade staircase to first floor. Corniced ceiling with centre rose. Four wall lights. Steps to lower ground floor.

Kitchen/Breakfast Room: 19'7" x 19'10" (5.97m x 6.05m)

Light double aspect room with sash window to the front and rear. Fitted base and wall units. Double stainless steel sink. Range cooker with extractor hood. Pine dresser. Feature fireplace and part glazed door.

Living Room: 18'9" x 23'3" (5.72m x 7.09m)

Imposing dual aspect room filled with original features including marble fireplace and hearth. Corniced ceiling. Two sash windows to the rear. French doors to the garden. Leaded light oriel window to the side. TV point. Two radiators. The windows have the original shutters and the room retains the ceiling rose and picture rail.

Dining Room/Library: 18'3" x 14'5" (5.56m x 4.39m)

Triple sash bay window overlooking the rear garden. Corniced ceiling. Feature marble fireplace with curved hearth. Shelves recesses. Two radiators

Bedroom One: 14'2" x 11'3" (4.32m x 3.43m)

A very useful ground floor bedroom. Sash window to the front. Feature marble fireplace with hearth. Corniced ceiling. Radiator.

Bedroom Two: 15'10" x 13'11" (4.83m x 4.24m)

Another useful ground floor bedroom. Double bay window to the front. Cast iron fireplace. Two radiators.

Bathroom:

Hip bath. Washbasin with storage under. Stained glass door and window to the side. Sash window to the rear. Radiator. Half landing with stained glass picture window. Feature arch.

Cloakroom:

Low level WC. Stained glass window to the front.

Walk in storage cupboard with window to the rear.

First Floor

Landing:

Corniced ceiling. Doors off to various rooms.

Bedroom Three: 23'3" x 14'4" (7.09m x 4.37m)

The master bedroom with triple sash bay window to the rear. Oriel window to the side. Marble fireplace. Two cast iron radiators. Corniced ceiling. Picture rail.

Bedroom Four: 17'4" x 14'1" (5.28m x 4.29m)

Triple sash window to the rear. Marble fireplace. Corniced ceiling. Picture rail.

Bedroom Five: 14'1" x 9'11" (4.29m x 3.02m)

Feature fireplace. Corniced ceiling. French doors leading to the balcony with views across town. Door to:

Bathroom/Ensuite:

Jack and Jill bathroom also accessible from the landing. Panelled bath. Pedestal washbasin. Radiator. Tessellated floor. Sash window to the front.

Bedroom Six: 14'6" x 11'4" (4.42m x 3.45m)

Sash window to the front. Two built in wardrobes. Corniced ceiling.

Lower Ground Floor

Stone steps leading down to:

Hallway with flagstone flooring. Radiator. Built in understairs cupboard. Three large walk in storage cupboards.

Cloakroom:

Low level WC and wash hand basin.

Utility Room:

Stainless steel sink unit and cupboards under. Plumbing for a washing machine. Window to the side.

Room One:

The largest of the four room with cast iron fireplace. Radiator. Bay window to front.

Room Two:

Wash hand basin. Large fireplace. Window to the front.

Room Three:

Large fireplace. Bay window to the rear. Two windows to the side.

Room Four:

Windows to the side and rear.

Lower Entrance Hall:

Stone walls. York stone floors. Two windows to the front. Cupboard housing Worcester Bosch boiler system. Glazed door to lobby with part glazed door to rear garden.

Outside

Front Garden:

Walled frontage with gates. Lawn area and wealth of trees and shrubs. Raised beds. Access to rear garden.

Rear Garden:

York stone patio. Mature garden filled with shrubs, trees and a large lawned area. Fenced perimeter with access to woodland at rear. Lower patio area. Garden shed.

Tenure: Freehold

EPC: E

Council Tax: G

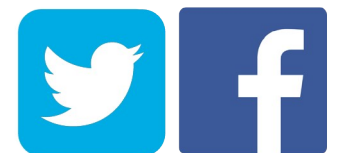
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Council Tax Band: Band G EPC Rating: E

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