



Stonepitts Cottage

Binstead Road | Binstead | Ryde | Isle of Wight | PO33 3NG

FINE & COUNTRY

# Seller Insight

“ We bought this house forty-three years ago when it was just a small two-up-two-down and it has been a labour of love for us transforming it into our ideal home.

We love everything about it, from our beautiful garden that we've worked so hard on, to the fact that we can walk to both Ryde town centre and the middle of the countryside with equal ease.

It will be a wrench leaving, but we need to move closer to family on the mainland and it is time for a new family to enjoy this wonderful home.”\*



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



# Step inside

## Stonepitts Cottage

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Originally built circa 1880 as a gardener's cottage as part of the Stone Pitts estate, this charming property has undergone numerous extensions and improvements over recent years by the current owners, resulting in this stunning, three-bedroom home. Ideally situated, tucked away down a quiet lane, whilst at the same time being within a mile of the historic coastal town of Ryde with high-speed ferry links to Portsmouth, this really is the best of both worlds.

This immaculately presented property feels light and spacious throughout, with attractive and hard-wearing engineered oak laminate flooring flowing seamlessly, sash windows to the front and a pretty, coal effect gas stove, to name just a few of its lovely features. The newly appointed kitchen / breakfast room is an impressive room, with all integrated appliances and space for a dining area, plus there's a separate utility room immediately adjacent. Leading directly off the kitchen and therefore offering flexibility of use is the delightful sunroom that serves as the perfect viewing spot for admiring stunning sunsets and the well stocked gardens. Attractive double doors lead from here into the cosy sitting room, again benefitting from west-facing, sash windows and a pretty fireplace.

On the first floor is the impressive principal bedroom with a wall of integrated wardrobes and a superb, brand new, ensuite shower room, that boasts a double, level access shower and a fabulous, vaulted ceiling, with state-of-the-art skylights that have sensors to detect both sun and rain, activating the integrated blinds and auto-close features. Bedrooms two and three are both beautifully finished doubles, with the former benefiting from integrated wardrobes and large sash windows framing the evening sun setting behind the treetops. The family bathroom is another recent addition that's been finished to a high specification.

Access is via a bridleway so whilst there is vehicular access to residents, there is no other traffic using it – absolutely ideal. There's a large hardstanding with parking for several vehicles plus a spacious garage that's currently being used as a workshop. The remaining garden spans the west side of the property and is an absolute delight, festooned with exotic botanicals that the island's milder climate helps to sustain, as well as native trees such as the twisted hazelnut that attracts the infamous Isle of Wight red squirrels. There's a potting shed and greenhouse, plus a timber garden shed, and of course the perfect spot to enjoy it all - a fabulous decking area directly outside the sunroom.







### Travel Information

1.9 miles from Fishbourne to Portsmouth Ferry Terminal  
 6.6 miles from East Cowes to Southampton Ferry Terminal  
 1.5 miles from Ryde High Speed Catamaran & Hover Travel

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit [www.islandbuses.info](http://www.islandbuses.info)

### Leisure Clubs & Facilities

Seaview Yacht Club Seaview	4.1 miles
Ryde Golf Club, Ryde	0.2 miles
Royal Victoria Yacht Club, Fishbourne	2 miles
1Leisure Medina Centre, Newport	5.2 miles

### Healthcare

Doctors Surgeries	
Medina Healthcare Centre, Wootton	01983 522198
Ryde Esplanade Surgery, Ryde	01983 618388
The Tower House Surgery, Ryde	01983 811431
Newport Health Centre, Newport	01983 522060

### General Hospitals

St Mary's Hospital, Parkhurst Road, Newport	6.7 miles (01983 822099)
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### Education

Primary Schools  
 Wootton Community Primary School, Wootton  
 Binstead Primary School, Binstead  
 St Mary's Catholic Primary School, Ryde  
 Haylands Primary School, Ryde  
 Oakfield CE Primary School, Ryde  
 Dover Park Primary School, Ryde

### Secondary Schools/Colleges

Ryde Academy, Ryde	01983 882505
Ryde School with Upper Chine School, Ryde	01983 562341
The Bay CE School, Sandown	01983 562000
Carisbrooke College, Newport	01983 563372
Christ The King Upper College, Newport	01983 563732
Medina College, Newport	01983 562617
The Island VI Form Campus, Newport	
Isle of Wight College, Newport	

### Learning Assisted Schools:

Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St. Catherine's, Grove Road, Ventnor	01983 852722

### Entertainment

Restaurants / Bars  
 The Binstead Arms, Binstead  
 Fishbourne Inn, Fishbourne  
 Cibo, Wootton  
 The Cedars, Wootton  
 The Woodmans Arms, Wootton  
 The Sloop Inn, Wootton  
 Folly Inn, East Cowes  
 The Lifeboat, East Cowes  
 Bargemans Rest, Newport Quay

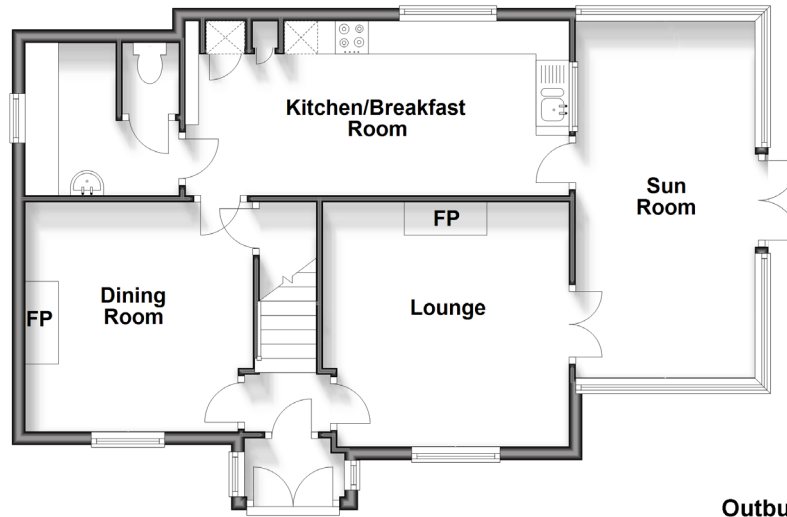
These bars and restaurants are available within a 20 minute drive of this home

### Local Attractions / Landmarks

Quarr Abbey - Binstead  
 Osborne House - East Cowes  
 Carisbrooke Castle - Carisbrooke  
 Monkey Haven Primate Rescue Centre - Newport  
 Butterfly World - Newport  
 Roman Villa - Newport  
 Amazon World Zoo - Newchurch  
 Rosemary Vineyard - Ryde  
 The Wildheart Animal Sanctuary - Sandown  
 Bembridge Windmill - Bembridge

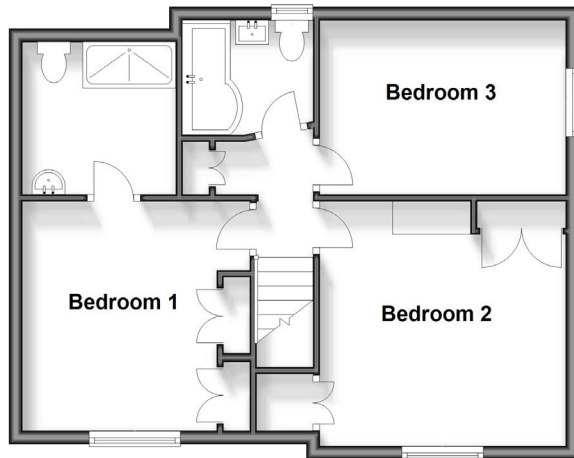
### Ground Floor

Approx. 67.7 sq. metres (728.2 sq. feet)



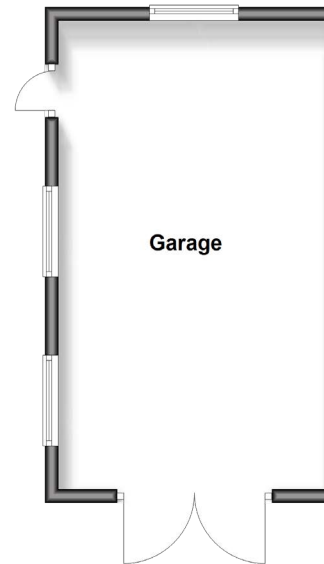
### Split Level First Floor

Approx. 51.1 sq. metres (549.8 sq. feet)



### Outbuilding

Approx. 28.8 sq. metres (309.9 sq. feet)



### GROUND FLOOR

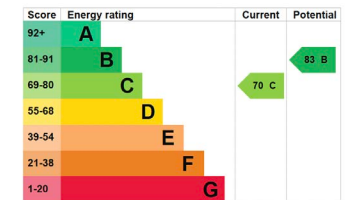
Entrance Porch	
Hallway	
Dining Room	11'3 x 11'1
Lounge	12'2 x 12'
Sun Room	19'2 x 9'9
Kitchen / Breakfast Room	18'9 x 8'6
Utility Room / Toilet	7'7 x 7'7

### FIRST FLOOR

Landing	
Bedroom 1	11'4 x 9'1
En-Suite Shower Room	7'7 x 6'9
Bedroom 2	12' x 10'9
Bedroom 3	12'7 x 8'6
Family Bathroom	6'5 x 5'8

### OUTSIDE

Front Garden	
Driveway Parking	
Garage	24' x 14'
Rear Garden	



Council Tax Band: D  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales, Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed 30.01.2025



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