



Guide Price £475,000

ROWBOROUGH LODGE, BEAPER SHUTE, BRADING, PO36 0AZ



**EXCELLENT OPPORTUNITY - VIA AUCTION:** <https://www.cliveemson.co.uk/properties/265/115/>

Lot – ROWBOROUGH LODGE, BEAPER SHUTE, BRADING, SANDOWN, ISLE OF WIGHT, PO36 0AZ

Auction Guide Price – £475,000 - £500,000 Plus fees

The property is to be offered online by Clive Emson Auctioneers

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Requiring considerable upgrading so offering a great opportunity to put one's own stamp on it, this large 2 storey DETACHED HOUSE was originally a stable block and converted/extended to create a spacious home enjoyed by the same family for many years. This 5 BEDROOM, 3 BATH/SHOWER home offers VERSATILE ACCOMMODATION throughout with the ground floor comprising a split level hall, substantial sitting room, separate dining room opening to the large kitchen, plus a utility room, as well as 2 double bedrooms and a bathroom. The first floor comprises 3 more bedrooms (one with en suite) plus shower room. Centrally positioned with large, established and secluded gardens, this residence is a GARDENER'S DELIGHT - with lawns, orchard, original greenhouse and fishpond - plus the added bonuses of an old 2 STOREY BARN (also requiring restoration), an adjacent chicken shed plus AMPLE PARKING. A 5-7 minutes' drive leads to local coastal villages plus Ryde town and its schools, amenities and mainland ferry links - so ideal for commuters. CHAIN FREE. Note: Photos taken mid-2025s.

### **ENTRANCE HALL:**

A large entrance hall leading to all rooms. Radiator. Built-in storage cupboards x 3 - one beneath the stairs leading to first floor.

### **SITTING ROOM:**

Substantial dual aspect room with windows to side and rear. French doors leading to rear garden. Brick fireplace with stone hearth. Radiators x 2. Beams to ceiling.

### **DINING ROOM:**

Designated dining room opening to the Kitchen - offering double glazed French doors and windows to rear. Beamed ceiling. Radiator. Multi-paned door to:

### **KITCHEN:**

Large kitchen comprising range of wood fronted cupboard and drawer units with work surfaces incorporating 1.5 bowl sink unit. Large Aga with adjacent hob. Space for fridge. Recessed down lighters. Tiled surrounds. Double glazed windows to rear and side. Multi-paned door to:

### **UTILITY ROOM:**

Another well proportioned room comprising continuation of cupboard units with work surfaces and inset sink unit. Plumbing for washing machine and tumble dryer. Cupboard housing Vaillant gas boiler and electric consumer unit. Double glazed windows to front and side. Door to outside.

### **BEDROOM 4:**

Double bedroom with windows to side and front. Radiator. Fitted wardrobe. Laminate flooring.

### **BEDROOM 5:**

A fifth bedroom with double glazed window to front. Radiator. Recess ideal for wardrobe.

### **DOWNSTAIRS BATHROOM:**

Comprising corner bath, vanity wash basin and w.c. Tiling to walls. Radiator. Double glazed window to front.

### **FIRST FLOOR LANDING:**

Carpeted landing with door to very deep under eaves storage. Airing cupboard housing hot water tank. Access to loft. Range of cupboards x 6. Doors to:

### **MASTER BEDROOM:**

Large dual aspect double bedroom with windows to side and rear. Radiator. Door to:

### **EN SUITE:**

Comprising suite of bath, corner shower, vanity wash basin and w.c. Radiator. Full tiling to walls and floor. Double glazed windows to rear.

### **BEDROOM 2:**

A double bedroom with window to rear. Radiator. Laminate flooring. Radiator. Arch plus 2 steps down to dressing room/wardrobe with laminate flooring. Ample of deep eaves storage - one housing cold water tank.

### **BEDROOM 3:**

Another well proportioned bedroom with window to rear. Radiator.

### **SHOWER ROOM:**

Suite comprising double shower cubicle, wash hand basin and w.c. Radiator. Window to rear. Full tiling to floor and walls.

### **OUTSIDE:**

The property is centrally positioned amidst mature and very secluded gardens comprising stone terraces plus large lawned areas - including a pretty orchard, large circular pond and an array of mature shrubs and trees. The sweeping driveway leads to and past the property, providing parking for numerous vehicles.

### **OUTHOUSES:**

The outhouses include a chicken run and a separate very substantial 2 storey barn and garage (42ft in length) which, although now in need of considerable upgrading, originally benefited from planning approval for annexe accommodation (now lapsed). Additional outhouses include a gardener's shed adjacent to the property plus the original large greenhouse and potting shed.

### **FURTHER PROPERTY FACTS:**

Tenure: Freehold

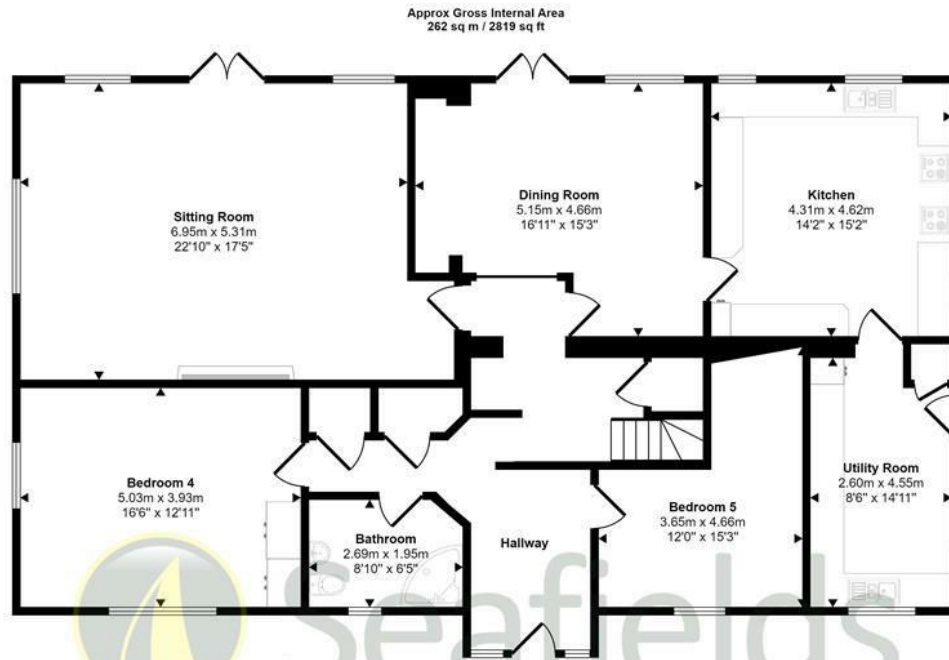
Council Tax Band: G

Sellers' situation: Chain Free

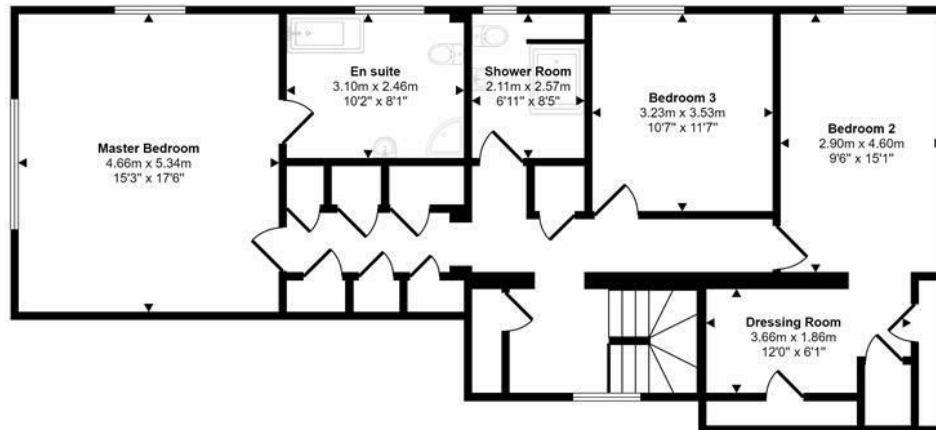
Flood Risk: Very Low

### **DISCLAIMER:**

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

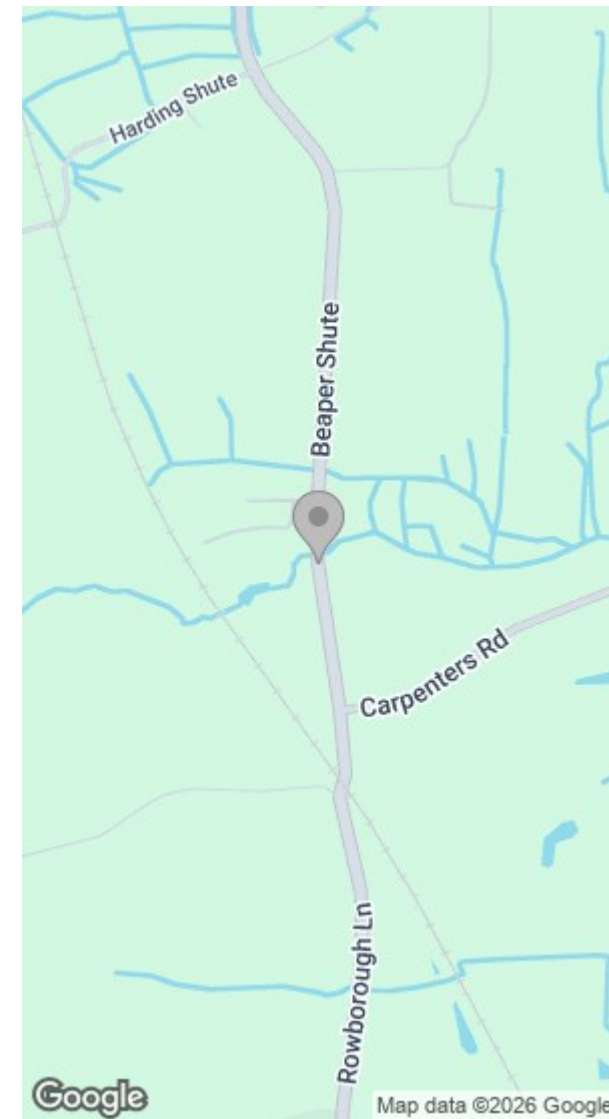


Ground Floor  
Approx 159 sq m / 1709 sq ft



First Floor  
Approx 103 sq m / 1110 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>77</b>		
	<b>30</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

