

Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

# Dysart House

25 George Street, Ryde, PO33 2EW



£450,000  
FREEHOLD



Offered for sale chain-free, this stunning Grade II listed townhouse offers flexible accommodation with four double bedrooms, three reception rooms, sea glimpses, and a wonderful rear garden.

- Grade II listed townhouse
- Spacious and versatile accommodation
- Convenient location for mainland travel links
- Beautifully maintained and arranged
- Long stretches of sandy beaches on the doorstep
- Four double bedrooms and three bathrooms
- Delightful, sunny rear garden
- Three naturally light reception rooms
- Town centre amenities are a short stroll away
- Offered for sale chain-free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Believed to have been built circa 1837, this fabulous family home oozes character and period charm with high ceilings, wooden floorboards, decorative balustrades, and beautiful cast-iron radiators. The Grade II listed home is spaciouly arranged over four floors and has been beautifully maintained and updated over the fifteen years of ownership. The accommodation comprises an entrance hall leading to the kitchen-diner, lounge, ground-floor cloakroom, and stairwells that lead to the lower ground floor and the first floor. The lower ground floor offers a large family bathroom, a utility room, and an additional reception room. The stairwell from the entrance hall leads up to the first-floor landing, which provides access to a large living room, a double bedroom, and a shower room. From the first-floor landing, there is a stairwell leading up to a spacious second-floor landing, which provides access to the second-floor accommodation consisting of three double bedrooms, one with an en-suite. The upper floors benefit from sea glimpses across to the mainland, offering an exciting view, particularly during events such as the Round the Island Race. Outside, the garden has been beautifully landscaped to make the most of the outdoor space, with a lovely terrace to enjoy the summer sunshine.

Within a five-minute walk from the property is Ryde seafront, which boasts long stretches of fine golden sand with numerous seaside activities such as bowling, playgrounds, and an open-air swimming pool. With good local primary and secondary schools nearby, there are also plenty of high street amenities within short walking distance, including boutique shops and convenience stores, a superb choice of eateries, and a local cinema. Another benefit of being so close to the seafront is having easy access to high-speed foot passenger travel to the mainland via Wightlink's catamaran service and the Hovercraft, which only take 10 minutes to cross the Solent. Additionally, the Fishbourne to Portsmouth car ferry service is located just 3.4 miles away from the property. Regular public transport connections across the island are also within easy reach, with the Southern Vectis bus station and Island Line train service located a short distance away on the Esplanade.

### **Welcome to 25 George Street**

Retaining elegant period charm, the property offers a few stone steps leading up to the traditional front door.

### **Entrance Hall**

Boasting a wonderful stained-glass window above the front door, this lovely entrance hall also has high ceilings and leads through to the rear garden.

### **Kitchen-Diner**

Situated on the ground floor, this wonderful kitchen-diner is well arranged with neutral kitchen base and wall cabinets offering plenty of storage, as well as an integrated dishwasher. The stone worktops incorporate an undermounted 1.5 sink and drainer, plus there is an alcove for a range-style cooker. A large window to the front aspect floods the space with natural light.

### **Lounge**

Also occupying a ground-floor position, this space is currently set up as an office but offers flexibility to be utilised in a number of ways. With a large window to the rear overlooking the garden, the space is finished with white-painted wooden floorboards.

### **Cloakroom**

An essential to any family home, this handy ground-floor cloakroom comprises a pedestal hand basin and a WC, with a window to the rear aspect.

### **Lower Ground Floor**

Accessed via a carpeted stairwell from the entrance hall, this fabulous space could be utilised in a number of ways and offers:



### **Reception Room**

Finished with stunning flagstone floors, which continue through most of the basement, this space is currently utilised as a gym and has been used as a games room in previous years. With access to a storage cupboard, the space provides access to the utility room and bathroom and also features a wonderful log-burning stove to keep the space cosy.

### **Utility Room**

Featuring a brick fireplace, this lovely utility room offers ample space for appliances as well as the gas boiler. There is a door to the outside courtyard, plus ample space for built-in storage if required.

### **Bathroom**

Continuing the flagstone flooring, this lovely bathroom comprises a spa bath, a wall-mounted hand basin, a WC, and a separate shower cubicle. There is a window to the rear aspect and an internal stained-glass window. The space is finished with neutral wall tiles and a heated towel rail.

### **First Floor Landing**

The carpeted stairwell leads up to the first-floor landing, which provides access to the living room, bedroom three, and a shower room. The space benefits from wooden floorboards, which continue into the living area.

### **Living Room**

Flooded with natural light from the curved bay window to the front aspect, which offers sea glimpses, this lovely space features a log-burning stove at the focal point of the room.

### **Bedroom Three**

This double bedroom benefits from a large window to the rear aspect.

### **Shower Room**

Comprising a power shower cubicle, a WC, a hand basin, and a heated towel rail, this space features an obscure glazed window to the rear and is finished with neutral wall tiling and panelling.

### **Second Floor Landing**

With a window to the side aspect offering sea glimpses, this wonderful landing provides access to three double bedrooms (one with an en-suite).

### **Bedroom One**

Boasting dual-aspect windows to the side and rear with glimpses of the sea, this lovely double bedroom offers a built-in wardrobe as well as an en-suite shower room. There is access to the loft from here.

### **En-Suite**

Featuring a shower cubicle, a WC, and a hand basin, this en-suite is neutrally tiled and benefits from a large chrome heated towel rail.

### **Bedroom Two**

Occupying a second-floor position, this double bedroom enjoys a window to the front aspect, a characterful feature fireplace, and access to the loft.

### **Bedroom Four**

Benefitting from a window to the front aspect, this double bedroom enjoys plenty of natural light and offers ample space for bedroom furniture.



### **Garden**

Landscaped to make the most of the sunny garden, this space is mostly laid to lawn with subtle terracing and planting on either side. To the rear of the garden is a raised wooden terrace that enjoys sunshine all day and provides the perfect spot for al fresco dining or entertaining.

### **Parking**

On-street residents' permit parking is available on George Street, and additional on-street parking is available on surrounding roads.

25 George Street presents an excellent opportunity to acquire a spacious four-bedroom family home with flexible accommodation and is within walking distance of mainland links, beaches, and high street amenities. A viewing is highly recommended by the sole agent, Susan Payne Property.

### **Additional Details**

Tenure: Freehold

Council Tax Band: D (approx. £2,551.65 pa – Isle of Wight Council 2025/2026)

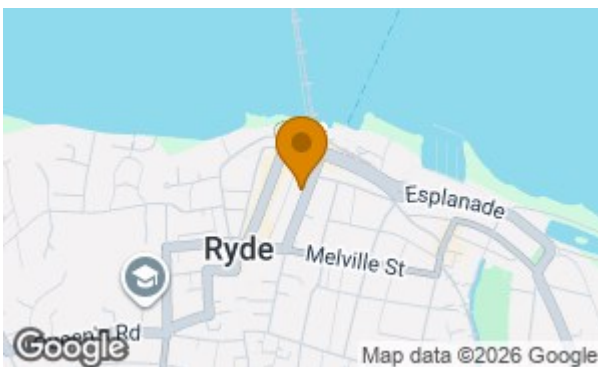
Services: Mains water, gas, electricity, and drainage



Approx Gross Internal Area  
207 sq m / 2229 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.



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