

SPENCE WILLARD



Pine Copse, Calthorpe Road, Ryde, Isle of Wight, PO33 1PN

An impressive detached modernised bungalow occupying a private setting with landscaped gardens, rural outlook the benefit of an adjoining 1.76-acre paddock.

VIEWING

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Built in the late 1950s, Pine Copse has been transformed into an outstanding home, combining generous proportions with an excellent standard of finish. Significantly extended and remodelled in 2012, the bungalow now offers beautifully balanced accommodation centred on light-filled living spaces and a seamless connection to its remarkable gardens.

The principal reception rooms enjoy lovely views across the landscaped grounds and neighbouring countryside beyond, creating an ever-changing backdrop throughout the seasons. Mature trees and carefully planned planting provide an exceptional degree of privacy, whilst the adjoining paddock further enhances both the setting and the sense of space that is rarely found so close to Ryde.

The gardens are undoubtedly one of Pine Copse's defining features. Thoughtfully designed and lovingly cultivated over many years, they offer a wonderful variety of specimen trees, flowering shrubs, herbaceous borders, climbing roses, wisteria and ornamental planting, providing colour and interest throughout the year. Beyond the formal gardens, the adjoining paddock extends to approximately 1.76 acres, incorporating an orchard area and independent vehicular access, creating an idyllic extension of the grounds with considerable recreational appeal.

Internally, the accommodation has been designed with both everyday living and entertaining in mind. At its heart is a superb open-plan kitchen and breakfast room beneath a vaulted ceiling opening to the gardens. There are three generous double bedrooms, including an excellent principal suite with dressing room and luxurious en-suite bathroom, together with a second en-suite guest bedroom and a third bedroom currently arranged as a study.

The comprehensive refurbishment also included beautifully appointed kitchen and bathrooms, replacement aluminium double glazing and numerous improvements to the property's efficiency. These include a solar panels, underfloor heating to selected areas and a substantial underground rainwater harvesting reservoir supplying irrigation to the extensive gardens.

Set behind stone entrance pillars, Pine Copse is approached via a sweeping gravelled driveway providing ample parking and access to the detached double garage. Despite its peaceful setting and rural outlook, the property is conveniently positioned on the eastern outskirts of Ryde, within easy reach of Seaview, Bembridge, excellent sailing facilities, miles of coastline and some of the Island's finest beaches. Ryde offers an excellent range of independent shops, supermarkets, restaurants and cafés together with regular passenger ferry services to the mainland, making it particularly convenient for commuters.

Accommodation

Entrance Porch

A sheltered entrance with a solid timber front door incorporating glazed inserts opens into a welcoming reception hall.

Reception Hall

A spacious central hallway with hardwood flooring and LED downlighting, providing access to the principal accommodation. Airing Cupboard housing with useful linen storage. Boot Room with extensive hanging space, fitted storage and room for coats and outdoor footwear. The Cloakroom Beautifully appointed with fully tiled walls and

floor, concealed cistern W.C. and vanity wash hand basin.

Loft Access

A retractable ladder provides access to an expansive loft area with space to stand and excellent potential for a loft extension – subject to obtaining the necessary consents and approvals.

Sitting Room / Dining Room

An impressive dual-purpose reception room creating a superb space for both entertaining and family life. Wide oak folding doors allow the room to flow seamlessly into the reception hall, whilst aluminium bi-fold doors open directly onto the south-facing terrace and gardens beyond. A deep bay window frames some of the property's finest views across the beautifully landscaped grounds towards neighbouring countryside.

The sitting area is centred around an attractive fireplace incorporating a Clearview wood-burning stove, whilst the dining area comfortably accommodates a large table (which can be extended into the hall with bi-folding doors open) beneath a feature pendant light.

Kitchen / Breakfast Room

A superb open-plan living space forming the heart of the home.

The breakfast area enjoys a vaulted ceiling with exposed glulam beams and extensive glazing, allowing natural light to flood the room whilst taking full advantage of the far-reaching rural outlook.

The bespoke kitchen is fitted with an extensive range of painted Shaker-style cabinetry beneath Corian and solid oak work surfaces. Integrated appliances include a Bosch gas hob with CDA extractor, Siemens double oven, microwave and warming drawer together with Bosch dishwasher, refrigerator and freezer and in the breakfast area space integrated washing machine and tumble dryer. A one-and-a-half bowl sink incorporates an instant hot water tap and waste disposal unit, whilst electrically operated blinds provide shade to the large picture window overlooking the gardens and countryside beyond.

Principal Bedroom Suite

A beautifully proportioned principal suite enjoying delightful views over the gardens through wide sliding glazed doors. The bedroom is complemented by a luxurious en-suite shower room with walk-in shower, vanity wash basin, W.C. and bidet together with a generous walk-in dressing room fitted with extensive shelving and hanging space.

Bedroom Two

A generous double bedroom overlooking the front garden with fitted wardrobes and a well-appointed en-suite bathroom comprising a panelled bath with shower over, vanity wash basin, W.C. and heated towel rail.

Bedroom Three / Study

Currently arranged as a home office, this versatile room enjoys attractive views across the gardens and benefits from an extensive range of bespoke hand-crafted fitted furniture including desks, shelving and storage.

Outside

The gardens surrounding Pine Copse are an outstanding feature of the property and represent many years of thoughtful design and careful cultivation.

Beautifully arranged around sweeping lawns, the gardens contain an exceptional variety of mature trees, flowering shrubs and herbaceous planting, creating a succession of colour throughout the seasons. Specimen trees combine with established roses, wisteria, agapanthus and ornamental planting to provide both structure and interest whilst framing the property's delightful southerly outlook across neighbouring fields.

Mature boundary planting affords an exceptional degree of privacy, creating an idyllic setting that feels wonderfully secluded despite the property's convenient location.

To the front of the property, majestic pine trees surround an ornamental pond, whilst a sweeping gravel driveway provides generous parking and access to the detached double garage with pitched roof and electrically operated up-and-over door.

A sheltered courtyard sits on the Eastern elevation incorporating a covered log storage and an attractive terrace providing an ideal setting for outdoor dining.

Brick pathways meander through rose-covered archways, leading to productive areas including raised vegetable beds, a fruit cage, fruit trees, 2 aluminium greenhouses, composting area and summer house. Established lemon trees trained against the





garage wall provide a charming Mediterranean influence within the garden.

The property is also exceptionally well equipped externally, benefiting from an outside W.C. with radiator, extensive external lighting and power points together with four irrigation outlets supplied from the approximately 3,000-litre underground rainwater harvesting reservoir.

Beyond the formal gardens lies the adjoining paddock extending to approximately 1.76 acres, incorporating an orchard area and enclosed pasture. With its own independent vehicular access onto Calthorpe Road, the paddock represents an increasingly rare addition to a property of this nature, offering considerable amenity value.

Services

Mains electricity, water, gas and drainage are connected.

Heating is provided by a gas-fired central heating system supplying radiators throughout the property together with underfloor heating to the bathrooms and in the kitchen / breakfast. The unvented hot water cylinder and boiler are located within the substantial loft space extending almost the full length of the bungalow.

The property benefits from LED lighting throughout, a professionally monitored burglar alarm and solar panels on the roof. The original system, installed in March 2012, benefits from an index-linked Feed-in Tariff with the remaining term understood to generate an income in the region of £3,000 per annum, subject to usage and tariff conditions.

A substantial underground rainwater harvesting system provides an environmentally conscious supply for garden irrigation via four pumped outlets strategically positioned throughout the grounds and enabling up to a 25% reduction in water rates.

Tenure

The property is offered freehold.

The adjoining paddock is subject to a 50% development overage for a period of 21 years from February 2014.

Council Tax

Band F

EPC Rating

B

Postcode

PO33 1PN

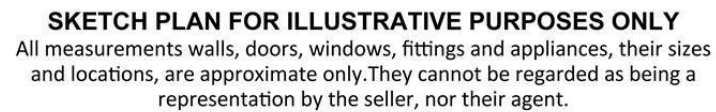
Viewings

Strictly by prior appointment with the sole selling agent Spence Willard.





Approximate Gross Internal Area
1841 sq ft - 171 sq m



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