



PROUDLY PRESENT FOR SALE

# Orchid House

65a Park Road, Ryde, Isle of Wight PO33 2BL

**£225,000**  
FREEHOLD



Perfectly situated for sandy beaches, the town centre, and mainland travel links, this unique historical cottage has been beautifully renovated and offers two double bedrooms, two shower rooms, a wrap-around garden, and driveway parking.

- Charming two-bedroom detached cottage
- Shower room and one en-suite
- Contemporary kitchen with integrated appliances
- Landscaped wrap-around terrace garden
- Driveway parking for one vehicle
- Extensively renovated throughout
- Secluded position in the heart of Ryde
- Short walk to beaches, town centre, and mainland travel
- Fantastic first-time purchase or seaside holiday home
- 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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Formerly part of Ryde's historical Southlands Manor, this charming cottage dates back to the late 1800s and has been stylishly designed with contemporary finishes that can be admired throughout; from its stunning kitchen and well-appointed shower rooms, double glazing and modern electric heating, to the high-quality flooring which coordinates with a fresh neutral decor throughout. Despite offering a modern-day home, the property still retains some of its historical character with its exposed timber beams on the second floor, original stonework and a traditional timber entrance door. Outside there is a delightful wrap-around terrace garden that has been completely landscaped to offer a fully enclosed, secluded space, plus a gate leading to a hidden storage area ideal for a shed or bike storage, and a gated driveway to the front of the property provides off-road parking for one vehicle. The neighbouring property 'Southlands Lodge' is also on the market and available to purchase providing further opportunities for multigenerational living, a passive income, or holiday home, plus the opportunity to 'link' the properties to create a single dwelling, if desired.

Just a short walk from the property is Ryde seafront which boasts long stretches of sandy beaches with numerous seaside activities such as bowling, laser quest 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 even 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 with Wightlink's catamaran service and the Hovercraft which only takes 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 network and Island Line train service providing regular services for Ryde.

The accommodation is arranged over three floors with the ground floor comprising a lounge and a stylish kitchen which leads to the garden. A turning staircase from the lounge continues to the first floor which provides a double bedroom and a shower room. Continuing to the second-floor level, there is a spacious double bedroom complete with an en-suite shower room. This property also benefits from integrated hardwired smoke detectors.

### **Welcome to Orchid House**

Orchid House enjoys a quiet, tucked away position from Park Road and is accessed via private double gates. A smart gravel pathway leads to a full-height timber gate which provides private access to the outside space of this three-storey cottage. A set of paved steps to the right leads to a charming timber front door with glazed panels which is set within original stonework and has a lantern-style lampshade on the wall above.

### **Lounge**

*13'04 x 12'0 max (4.06m x 3.66m max)*

Upon stepping through the entrance door, you are greeted by a beautifully presented lounge which provides a fabulous first impression of the high-quality interior finishes. The decor offers a fresh white shade on the walls which feature panelling on one side and there is a whitewash wood-effect laminate floor which continues to the kitchen through an open doorway. Warmed by a slim electric panel heater, the room has a carpeted staircase in grey which features a multi-rope handrail and provides an under-stair cupboard housing an eco water tank. Also located here is a contemporary swirl design light fitting on the ceiling, and two separate cupboards with one concealing a new electrical consumer unit and the other housing a water mains stopcock.



### **Kitchen**

*11'03 x 8'09 (3.43m x 2.67m)*

This elegant kitchen is fitted with a contemporary range of wall and base units with fresh white cupboard doors and drawer fronts with a sleek handleless design. A marble-effect splashback perfectly coordinates with the countertop which incorporates a stainless steel sink and drainer with a traditional-style mixer tap in chrome. Integrated appliances include a dishwasher and a washing machine, a duo dustbin caddy, an electric oven and a hob above which has a concealed extractor fan with lighting over. Warmed by a plinth-mounted fan heater, the room provides space to arrange a breakfast dining set and there is additional space at the end of the units to position a full-height appliance such as an American fridge-freezer. With a window to the side aspect, the room also features a set of French glazed doors which open to a decked terrace and allow for plenty of natural light. This beautiful kitchen is finished with a whitewash wood-effect laminate floor, crisp white painted walls and a modern spotlight bar in chrome to provide stylish illumination.

### **First Floor Landing**

From the lounge, a turning staircase fitted with a textured grey carpet leads to a small first-floor landing area where the whitewash wood-effect laminate floor and white wall decor continues. A double bedroom and a shower room form the first floor of this beautiful home.

### **Bedroom Two**

*12'01 x 7'0 max (3.68m x 2.13m max)*

Accessed via white-painted panel door, this double bedroom enjoys the fresh white colour scheme and wood-effect laminate floor as featured on the landing and ground floor level. A window to the rear aspect allows for plenty of natural light and there is a ceiling light fitting ready to be styled with a lampshade. Warmed by a slim electric glass heater mounted on the wall.

### **Shower Room**

Providing a convenient shower room on the first floor, this well-appointed space is accessed via an elaborately framed sliding mirrored door, which not only provides an elegant feature but also ensures good use of space. Decorated with white-painted walls, the room has a tiled floor in an attractive grey stone effect that continues to a shower cubicle which provides a luxurious deluge shower fixture with an additional shower attachment. The shower cubicle is fully enclosed with a folding glass door and has a white shower tray. A modern white sanitaryware set comprises a dual flush w.c and a vanity hand basin which has a chrome mixer tap, a white splashback tile and a strip light with a shaver socket above. Illuminated by a recessed spotlight, this room also benefits from an extractor fan, a small obscure glazed window to the side aspect, and a small chrome heated towel rail fitted to the wall.

### **Second Floor**

The turning staircase continues from the first floor to the second-floor level which comprises a double bedroom with its own en-suite shower room.

### **Bedroom One**

*12'05 max x 10'03 max (3.78m max x 3.12m max)*

Providing a sense of continuity, the decor within this immaculate double bedroom is identical to the clean white colour palette in the first-floor bedroom. A slim wall-mounted electric glass heater keeps the room cosy and there are exposed timber ceiling beams providing a touch of original character. Illuminated by a ceiling light fixture and a stylish wall fitted lampshade, the room also features a window to the rear aspect and a wall-mounted clothing rail with a shelf above.



### **En-suite Shower Room**

Perfectly coordinating with the shower room on the first floor, this beautiful en-suite is finished with a grey stone-effect tiled floor and a white wall decor providing a clean, fresh backdrop. Complete with a grey stone-effect tile surround, a shower cubicle is fully enclosed with a clear glass door and features a luxurious deluge shower fitting with a separate shower attachment and a recessed wall shelf, perfect for placing products. A contemporary white suite comprises a dual flush w.c and a vanity hand basin with a chrome mixer tap and a white splashback tile. Situated above the hand basin is a round wall-mounted mirror with a strip light over providing a handy shaver socket. Also located here is an extractor fan, a recessed spotlight and a chrome heated towel to provide warmth.

### **Garden**

A delightful, fully enclosed outside space has been landscaped to offer a terraced design wrapping around from the rear to the side of the property with a decked and paved seating area to arrange outdoor furniture. In the back corner is a timber cladded gate which leads through to a fully enclosed space with the potential for a shed or bike storage. Providing vibrancy and interest, flourishing plant beds feature roses, hydrangeas and honeysuckle to elegantly climb an ornate metal arch which has a gate that opens to a gravel walkway to the side of the property. Also located here is an external socket point and lighting to provide nighttime illumination.

### **Parking**

From Park Road, a gated driveway provides private off-road parking for one vehicle.

This charming, contemporary cottage presents a fantastic opportunity to acquire a low-maintenance two-bedroom seaside home located in a highly desirable location in the heart of Ryde complete with private driveway parking. An early viewing is highly recommended with the sole agent Susan Payne Property.

### **Additional Information**

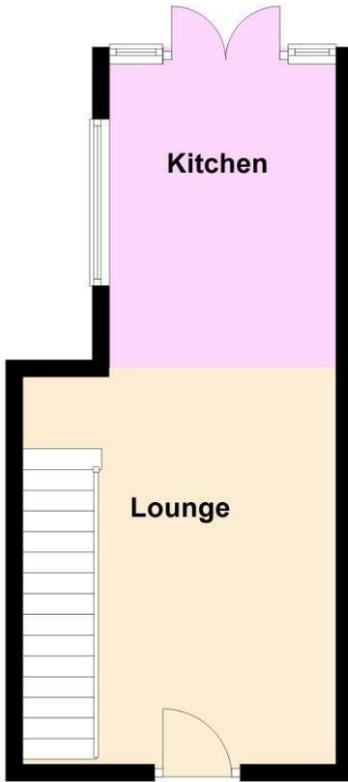
Tenure: The property is offered with the benefit of being freehold.

Council Tax Band: TBC

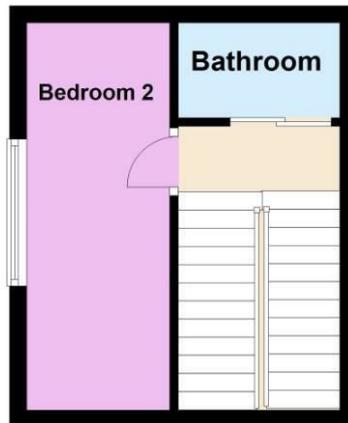
Services: Electricity, mains water and drainage



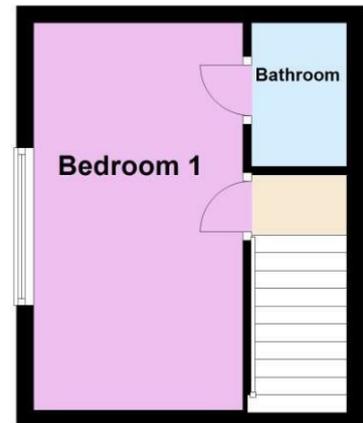
**Ground Floor**



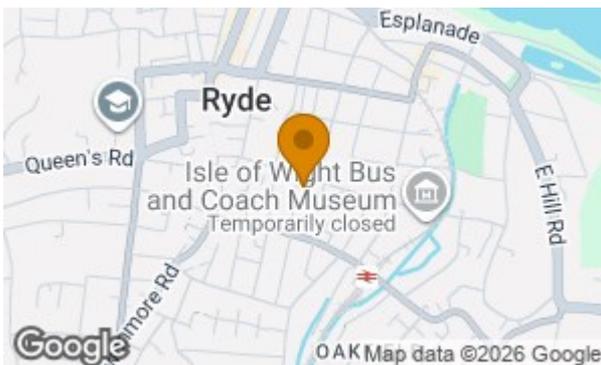
**First Floor**



**Second Floor**



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.  
Plan produced using PlanUp.



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

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

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