



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

St Georges Villa

17 Star Street, Ryde, Isle of Wight PO33 2HX



£395,000
FREEHOLD



A deceptively spacious period home, offering generous and versatile living spaces, a bright kitchen and sunroom opening to the garden, expansive cellar space, and glimpses of the sea from the upper floor, and all set in an exceptionally convenient location.

- Substantial four-bedroom Victorian home
- Flexible layout with multiple reception rooms
- Retains the period grandeur of the original building
- Sea glimpses from upper floor rooms
- Extremely convenient central location
- Currently operated as a successful holiday let
- Bright kitchen/sunroom with direct garden access
- Useful large cellar, boot room and storage spaces
- Walled garden with a good level of privacy
- Walking distance to schools, beaches and the town centre

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

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Originally constructed in the mid-1800s, this generously proportioned period home offers a superb balance of traditional character and modern versatility. The ground floor provides a series of well-connected reception spaces, flowing naturally from a welcoming entrance hall through to a lounge, reception room, open plan dining area and snug and on into a bright kitchen/sunroom overlooking the garden. The ground floor is complemented by a practical boot room and access to an exceptionally useful and large cellar below. Upstairs, four bedrooms offer flexible accommodation, ideal for family life or home working, with elevated positions affording attractive glimpses towards the sea. Throughout, the property retains a warm and inviting feel, enhanced by original features and an abundance of natural light.

Within just 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 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 station and Island Line train service located on the Esplanade.

Welcome to St Georges Villa

Approached from a traditional residential street, St Georges Villa presents an attractive period façade, set back and slightly elevated from the road. Steps lead to the entrance, where the character of the home becomes immediately apparent, offering a sense of space and heritage from the outset.

Entrance Hall

A central and welcoming space providing access to the principal ground floor rooms, with stairs rising to the first floor and a door which leads to the cellar space. Period features combine with beautiful stripped pine floors, and a step leads down to a lower level which features an enchanting flagstone floor.

Lounge

Positioned to the front of the property, this spacious and comfortable living space is arranged around a chimney breast and fireplace, featuring a bay window and retaining a warm, homely atmosphere, ideal for relaxing or entertaining.

Reception Room

A versatile additional reception room offering flexibility as a second sitting room, study, or playroom. A window provides a lovely outlook over the garden, and there is a characterful exposed-brick chimney breast.

Dining Area and Snug

Conveniently located between the kitchen and reception spaces, this split-level room features both a dining area and a snug, providing an ideal setting for both everyday living and entertaining.

Kitchen/Breakfast Room

Fitted with a range of units and work surfaces, the kitchen offers a practical and social layout with space for informal dining. A breakfast bar wraps around the kitchen, which is open plan to the sunroom.

Sunroom

A particularly bright and appealing space with extensive glazing and doors opening directly to the garden, creating a seamless indoor-outdoor connection and an ideal spot to enjoy natural light throughout the day.



Boot Room

A useful transitional space, ideal for coats, shoes and additional storage, enhancing the practicality of the home.

Cellar

Stairs lead down to the large cellar, which comprises multiple areas including a lobby, a main room and additional storage/workshop space, providing excellent potential for storage or hobby use.

First-Floor Landing

A characterful turning staircase leads up to the first-floor landing, providing access to all bedrooms, the bathroom and to a cloakroom located on the half-landing.

Cloakroom

A convenient additional WC, complete with a floating compact vanity basin.

Bedroom One

A generously sized principal bedroom with a large bay window and elevated position, enjoying attractive rooftop views with glimpses towards the sea.

Bedroom Two

A well-proportioned double bedroom, offering ample space for furnishings.

Bedroom Three

Another comfortable double bedroom, ideal for guests or family members.

Bedroom Four & Dressing Area

A dressing area comprises a whole wall of mirror fronted wardrobes, and leads into bedroom four – a versatile room which could serve equally well as a bedroom, nursery or home office.

Bathroom

Light and bright, the contemporary bathroom is fitted with essential sanitaryware and a generous shower, serving the bedrooms on this floor.

Outside

To the front, a block paved courtyard is low-maintenance and creates a welcoming first-impression. A gated path connects to the rear garden. To the rear, an attractive patio sweeps around the back of the property, creating perfect alfresco dining and seating areas. Beyond the patio, a flat lawn is surrounded by mature and well-established planting, and to one corner is a useful shed. The rear garden is surrounded by characterful walls, which help to enhance the surprising level of privacy found in this town centre garden.

Parking

The current owners rent a parking space in the car park that is just a few metres from the property. The cost is approximately £520/year, and we believe that the rental can be transferred to the new owner.

In Summary

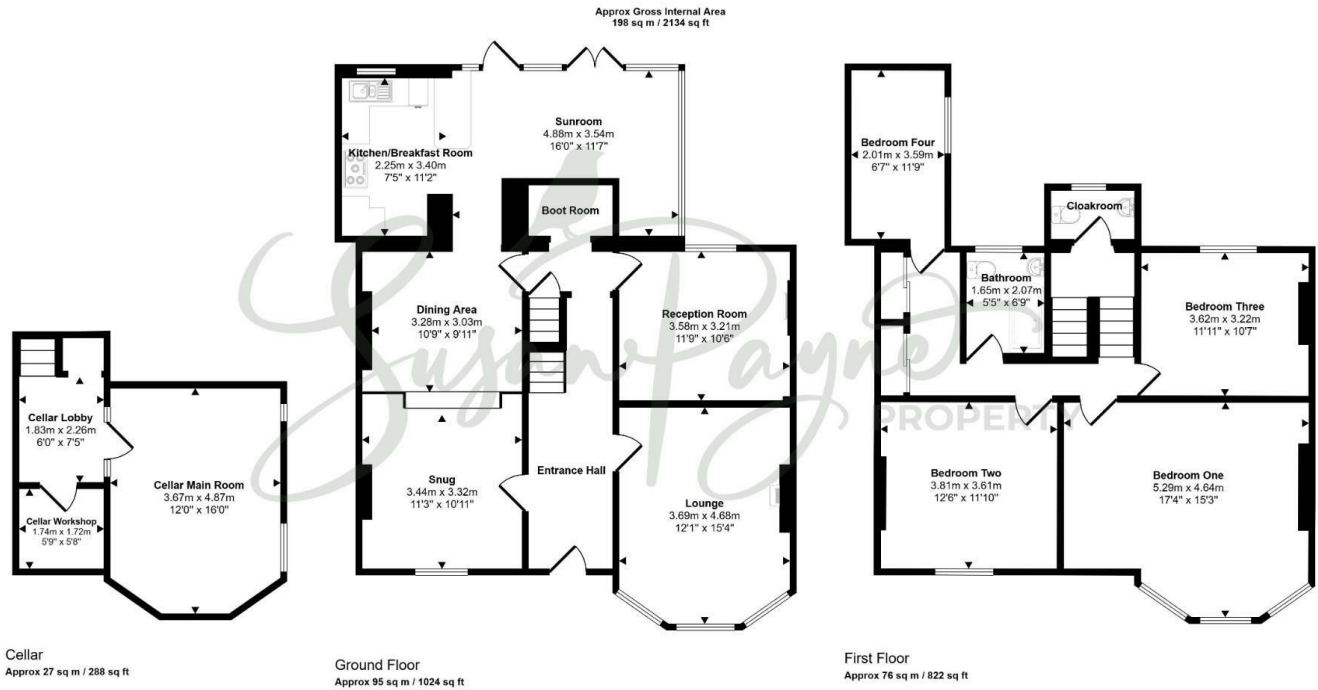
Offering generous proportions, flexible accommodation and a highly convenient coastal location, St Georges Villa presents a wonderful opportunity to acquire a characterful home suited to modern living. With its bright sunroom, multiple reception spaces and sea glimpses, this property combines lifestyle appeal with practicality. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

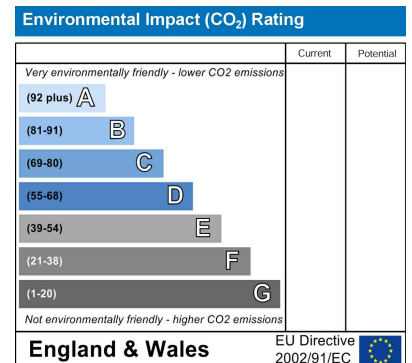
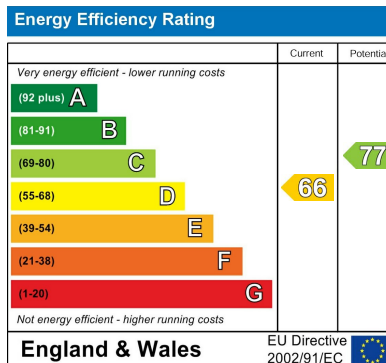
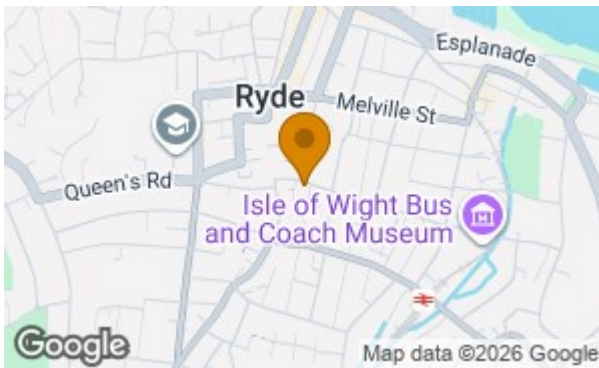
Tenure: Freehold |

Services: Mains water, gas, electricity and drainage |

Car Parking Space Rental: Currently £520/year



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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