



PROUDLY PRESENT FOR SALE

6 Stonepitts House

Stonepitts Close, Ryde, Isle of Wight PO33 3NH

£250,000
LEASEHOLD



6 Stonepitts House is a spectacular apartment in a period building, and has been completely renovated and upgraded to a magazine standard throughout by the current owner.

- Magnificent two-bedroom first-floor apartment
- Contemporary, luxurious design scheme
- Close to town, beaches, transport and ferry links
- Retains character and period home charm
- Substantial historic stone building
- Completely renovated to an extremely high standard
- Extremely desirable and sought-after location
- Magnificent communal landscaped grounds
- Views towards Ryde Golf Course
- An early viewing is highly recommended

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

You can also email us at susan@susanpayneproperty.co.uk, visit our website at www.susanpayneproperty.co.uk or visit us at The Black Building East Quay, Wootton Bridge, Isle of Wight, PO33 4LA. Follow us on Facebook, Twitter and Instagram to keep up to date with news and new instructions.

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A sweeping gravel drive leads you from a quiet residential road to the tucked away location of Stonepitts House and to the grandeur and beautiful architecture of this Queen Anne mansion. This could be a country estate and yet is just outside the centre of Ryde with all its shops, restaurants, schools and fast transport links to the mainland. Sandy beaches at Ryde are plentiful and within a few minutes' drive.

The well-maintained communal gardens surrounding the building provide a tranquil environment with mature trees and lawns and there is ample parking around the circular driveway with its central island and lantern light.

Apartment 6 is on the second floor and is accessed via the building's large solid gothic front door with an inner porch and further internal glazed door leading to the communal hall and the impressive central staircase to the upper floors.

Welcome to 6 Stonepitts House

Beneath a gothic arch, the private door to number 6 opens into this stunning apartment. The apartment has been comprehensively refurbished to create an outstanding contemporary space with superb finishes and décor and care has been taken to showcase the original character features of the building.

Entrance Hall

extending to 30' (extending to 9.14m)

The extensive hall is carpeted with doors off to all rooms and with two stylish flat radiators in matt grey. A high-level cupboard houses the fusebox.

Sitting Room

17'6 x 15'3 (5.33m x 4.65m)

A magnificent space with high ceilings and beautiful windows to the side and front. The original bay window to the side has lovely views across the communal gardens and a window seat from which to enjoy this outlook. What would have been the original shutters are boxed-in and form an attractive frame to this stand-out feature. The front facing window has gothic arches and is again deep-set into the solid stone walls of this period home. Two contemporary vertical radiators add design style and a central light accentuates the impressive height in this room. The flooring is contemporary Amtico style vinyl. The sitting room is open-plan to the kitchen.

Kitchen

12'2 x 11' max (3.71m x 3.35m max)

A white glossy kitchen marries well inside these character walls with clean sophisticated style. A further large window gives views across the front gardens. The kitchen's colour accents tie in with the deep red of the feature wall in the living space with dark red tiles as splash-backs to set-off the white units.

Plenty of space is provided by the range of base and wall cupboards with dark work surfaces echoing the continuation of the Amtico style vinyl flooring. There is a built-in fridge and freezer, an eye level electric double oven and halogen hob with glass splash-back and stainless steel extractor hood above. There is also an integrated dishwasher and a one and a half bowl grey sink with mixer tap and further glass splash-back. A breakfast bar for two has been situated by the window with usb ports built-in. There is an integrated washing machine and a cupboard houses the gas central heating boiler.

Bedroom One

17'4 max x 13'8 max (5.28m max x 4.17m max)

A lovely large double room with a front facing window, large walk-in wardrobe and plenty of space to arrange furniture and maximise the flexible floor-plan in this master suite. Another vertical contemporary radiator forms a feature and a door opens into a stunning en-suite shower room with automatic lighting and a palette of French aquamarine blue and white.



En-Suite

A very large shower and with sliding glass doors offers both a deluge rose and further shower head. The white basin is set into a glossy vanity unit and there is a chrome heated towel rail and an extractor fan. The flooring is contemporary Amtico style vinyl.

Bedroom Two

13'6 max x 11'8 max (4.11m max x 3.56m max)

Another front facing double bedroom with large window overlooking the driveway and leafy view. A vertical contemporary radiator forms a feature and there is an alcove ideal for placing a chest of drawers.

Bathroom

With a window to the front and a calming colour scheme in sage green tiles and white, this is a luxury bathroom in which to relax. The large shower with its sliding glass doors has a giant deluge rose and further shower head and a deep white bath tub with centrally mounted waterfall style mixer tap sits alongside. The dual flush w.c. is wall mounted with a concealed cistern and there is a glossy white vanity unit housing the wash basin which also has a waterfall type mixer tap. A heated towel rail and extractor fan complete this stunning bathroom. The flooring is contemporary Amtico style vinyl.

Number 6 is an outstanding apartment with sophisticated style and design. The elegance and history of the building and gardens adds another dimension and the convenience of the location all combine to make a highly desirable home or holiday home.

Additional Details

Tenure: Leasehold

Lease Term: 999 Years

Maintenance Charge: £600 per annum

Council Tax Band: TBC



TOTAL APPROX. FLOOR AREA 906 SQ.FT. (84.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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			
England & Wales		72	80
		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		70	81
		EU Directive 2002/91/EC 	