



PROUDLY PRESENT FOR SALE

# 46 George Street

George Street, Ryde, Isle of Wight PO33 2EN



**£230,000**  
LEASEHOLD



This very charming and beautiful, c1800 Grade II listed semi-detached cottage is tucked away in a conservation area within the heart of Ryde.

- A unique characterful cottage
- Moments to mainland ferry links
- Wood burning stove & gas central heating
- Beautiful gardens and a garage
- Plenty of original features
- Quietly tucked away
- Fabulous restaurants on your doorstep
- Superb town location
- A stroll to the town
- An absolute must to view

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](mailto:susan@susanpayneproperty.co.uk), visit our website at [www.susanpayneproperty.co.uk](http://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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The deceptively spacious accommodation over three floors comprises of; a lovely spacious lounge/diner, a modern fitted kitchen, 3 bedrooms, one of which is currently laid out as a second sitting room. There is a small winding staircase that leads you to a fantastic loft room with sea views. Other benefits include; an additional cloakroom, gas central heating, stripped wood doors, a pretty sheltered and secluded garden that would be great for children or pets to play in and valuable off-road parking with a garage. The garden is mainly laid to lawn and displays numerous mature shrubs, flowers and a pergola seating area that catches the sun for much of the day - great for alfresco dining. It really is a cosy home with bags of character and versatility, situated in a fabulous area and so near to the esplanade, shops and amenities.

Ryde's stunning beaches, good schools and popular shops, cafes and bars are only a few minutes' walk away and there is easy access to the mainland ferries and bus station for getting around the island. There are so many attractive facilities for all the family to enjoy on the seafront such as ice-skating, swimming in the local pool, bowling, amusements and much wildlife to watch on the boating lake. There would be no shortage of things to do to entertain the children or visiting family members.

#### **Entrance Hall**

*extending to 22'6 (extending to 6.86m)*

The iron gate and paved pathway to the front of the property leads to the main wide wooden entrance door with a leaded window above and outside working lantern. The inset blown glass panel offers a glimpse of the magnificently light and characterful entrance hallway. Inside are the most attractive and generous arched glazed windows with unique drop-down half-moon shaped portholes offering fabulous views of the garden and allowing an abundance of natural light to enter this area. This immediately provides an uplifting ambience. There are wall lights, telephone and power-points, a radiator, shelves for potted plants and a stripped solid wood floor. Doors lead to the lounge and kitchen.

#### **Lounge/Diner**

*22'3 into recess x 10'9 (6.78m into recess x 3.28m)*

A modern wood panelled and glazed door leads into the generous, yet cosy lounge with character features. The focal points in this room are the delightful dark wood ceiling beam, a partially angled ceiling in the recess, wood panelling to dado height and a gas fired coal effect stove sitting on a natural coloured stone hearth with an ornate wooden mantle shelf over in which is an attractive solid pine large mirror. Light floods in through two windows to the side aspect offering lovely views of the arched windows in the entrance hall and the pretty garden beyond. One has sliding glass panels and the other - an original wooden window with decorative latch handle. There is plenty of seating space and a dining area. A built-in cupboard with a louvre door has useful shelving and storage space, whilst a large double cupboard in the dining area houses the gas meter and electric consumer unit. There is wall lighting, a radiator, TV and power-points. A very high quality light wood laminate flooring adds warmth and a homely feel.



### **Kitchen/Breakfast Room**

*18'9 reducing to 10'4 x 7 (5.72m reducing to 3.15m x 2.13m)*

A welcoming homely room, with plenty of character features and a delightful range of light wood-effect built-in floor and wall mounted units, including glazed display units and complementing beech-coloured "butchers block" style worktops. These incorporate; a gas Hygena built-in oven in a tall housing unit, a 4 ring halogen hob and integrated extractor hood over, a white 1 ? bowl sink unit has a mixer tap over, there is space for a dishwasher and plumbing for a washing machine. A matching wall unit houses the Vaillant gas combi-boiler that is serviced annually. There is a partially sloping roof to one corner of the room which accommodates the turning staircase, an under-stairs recess with space for a fridge-freezer, wood panelling to the ceiling and some walls and a stripped wood stable door to the corner stairs with a little window over, there really is an abundance of charm here. The lovely garden and pergola can be viewed from the breakfast area via a wooden door with an extra-large glazed panel and a window over. There is an additional window adjacent to the side door and a larger wooden window to the rear aspect that has a pretty frosted pattern and allows more natural light into the room. The splash-backs are white tiles with interspersed coloured tiles providing a warm Mediterranean feel. There are numerous power-points, electric cooker point, ceiling lighting and wood-effect laminate flooring.

### **First Floor**

The attractive turning staircase can be found through the stripped pine stable door with a glazed panel and a wooden opening side panel enabling easier access for furniture to the upper floors. There is hanging space for coats plus a wooden handrail on the left leading to the upper landing that forks to the left and right. One leads to the master bedroom and bathroom, the other to the rest of the accommodation through an attractive doorway with a curved wall and ceiling. It has a little inglenook recess with a deep shelf built-in. There are ceiling lights, dark wood beams, wood panelling on the walls, and a double-glazed window to the rear aspect. A wood panelled door leads to the cloakroom and upper loft room.

### **Master Bedroom**

*11'3 x 9'4 (3.43m x 2.84m)*

Lovely bright and spacious double room with character due to an angled sloping roof with wood beams. Rear and side aspect double-glazed windows overlook the attractive garden and select housing. There is plenty of storage and hanging space with a built-in 4 door wood panelled wardrobe, there are power-points, ceiling lighting and a double radiator.

### **Bathroom**

A natural light-filled room due to a frosted window in the roof and a double-glazed window to the rear aspect which overlooks a pretty garden and the neighbourhood beyond. The white suite incorporates; a bath partially set into the recess and enclosed in wood panelling with a mixer shower and glazed shower door over, a pedestal washbasin and a low-level WC. The tiles to the bath area have a marbled-effect and a detailed border. The roof is sloping with wood panelling and a dark beam across, adding character, and the floor has natural coloured tiles. There is a heated towel-rail and ceiling light fitted.

### **Upper Lounge/Bedroom Three**

*11'10 x 10'7 (3.61m x 3.23m)*

Homely and cosy L-shaped room with a working log-burner sitting on a hearth with a stripped wood surround. There is plenty of room for a double bed if required. The current vendors use the space as an upper lounge/sitting room with seating areas. A built-in cupboard with a louvre door houses shelving and hanging storage space. An original crittall window to the side aspect overlooks the pretty garden and select housing. There is a large radiator, thermostat, ceiling lighting, TV and power-points fitted.



### **Bedroom Two**

*10'9 x 9' (3.28m x 2.74m)*

Good-sized bright room with an original crittall window to the front aspect overlooking the garden and select housing. There is space for a large wardrobe. A large radiator is fitted to one wall and there is a ceiling light and power-points.

### **Cloakroom**

Through the wood panelled door on the landing is access to the cloakroom on the way up to the second-floor loft room. The cloakroom is accessed through folding louvre doors. Incorporated is a white wall mounted hand-basin and a low-level WC. The walls are fully tiled in white with a moulded decorative dado border and there are natural coloured tiles to the floor. There is a wall light and dark wood beams on the sloping roof.

### **Loft Room**

*22'1 x 6'6 (reduced head height) (6.73m x 1.98m (reduced head height))*

A turning staircase leads up to the second floor under-eaves loft room. This is an extensive light-filled area with space for beds and storage. The sloping pitched roof has two Velux double-glazed North-facing wooden windows that have a lovely outlook over the neighbourhood. There are sea glimpses across the Solent beyond to the mainland where views of passing ferries and sailing boats can be enjoyed. There is built-in hanging space and shelving on the far wall and part panelling to the other. Ceiling lighting and power-points are fitted.

### **Outside**

The property is constructed of brick with partial wood cladding on the later extension. To the front of the garage is a concrete hard-standing enclosed by two stone side walls, an ornate metal gate leads onto the entrance path. There are flower borders either side up to the main door and wooden side gate. Through the gate is a sheltered and secluded garden with paving and a lawned garden to either side of the pergola. This decked seating area is ideal for alfresco dining in the sunshine. Clematis and honeysuckle are entwined in the trellis surround. There are a variety of trees, shrubs and flowers including; sweet bay, quince, roses and winter jasmine. An ornate little bird bath sculpture sits on one lawn. There is an area for bin storage and an outside tap is fitted to the wall near the kitchen door. Overall this is a typical cottage garden which displays a delightful array of colour.

### **Garage**

*16'5 x 7' (5.00m x 2.13m)*

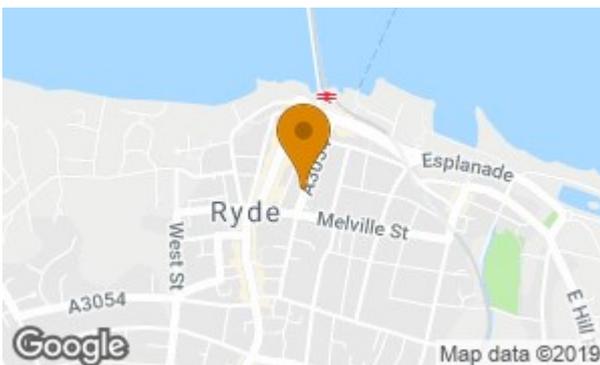
Block construction with a corrugated roof and large wooden front doors. There is a side door to give access into the garden. A leaded window to the rear overlooks the garden and there is a further window to the side providing lots of natural light. There is ample room for storage.

This cottage is a lovely hideaway in the heart of town. It certainly needs to be viewed to be appreciated as there are so many charming features to delight a prospective purchaser. It is ideal for a growing family or as a second home with easy access to the mainland. It certainly is a hidden gem not to be missed!

### **Additional Details**

Tenure: Leasehold

Council Tax Band: B



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

**Agent Notes:**

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