



# 15a, Castle Street

Ryde, Isle of Wight PO33 2EG



Completely hidden away and with an enchanted ambience, this former cobblers' cottage is located just a stone's throw from spectacular sandy beaches, Ryde town centre and mainland travel links.

- Detached cottage brimming with character
- Peaceful, tucked away and convenient position
- Two double-bedrooms and a ground floor shower room
- French doors opening out to the garden
- Short stroll to mainland ferry connections
- Enclosed multi-level garden with outside stores
- Located just moments from the beach and town
- Terraced facade which leads to the garden and house
- Gas central heating and double-glazed windows
- Close to the local amenities of Ryde

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

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From the street, 15a Castle Street would appear to be a bijou, terraced property, however, once through the front door and into the studio, it becomes quickly apparent that there is more to this fascinating home than meets the eye, with an archway and door leading to a multi-level garden and on to a two-bedroom detached cottage. Originally constructed at the turn of the 20th century as a 'two-up two-down' cobblers' cottage, the property was extended in the mid 1970s to create a family sized home, and has more recently been lovingly updated and maintained by the current owners of 21 years, including an upgraded Vaillant combi boiler, new roof to the kitchen extension which has created a potential roof terrace, and all new UPVC double glazing to the detached part of the property.

Conveniently positioned within close proximity to the town centre as well as miles of coastal paths, Ryde seafront, which boasts long stretches of spectacular sandy beaches, is only moments away from the property. Plenty of high street amenities are very close by including boutique shopping and a superb choice of eateries. Another benefit of being so close to the seafront is having easy access to high-speed mainland ferry links with Wightlink's fast 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 line service situated on Ryde Esplanade.

The versatile accommodation comprises a separate studio and covered alley at the entrance, which leads on to a garden and then to an open plan kitchen/diner/lounge, bathroom and a study/sunroom on the ground floor, with a double bedroom with an ensuite shower and a roof terrace plus a second double bedroom on the first floor.

### **Welcome to 15a Castle Street**

Approaching from popular Castle Street, the brick façade of the entrance to this home is neatly presented, with a double-glazed window and a smart green hardwood door leading into the studio.

### **Studio**

*12'8 x 7'6 plus alleyway (3.86m x 2.29m plus alleyway)*

Perfectly positioned away from the house, the studio provides fantastic additional space, as well as a welcoming entrance to the property. Benefitting from neutral décor, wall lighting and carpeting, the studio opens onto a covered alley which has plenty of space for additional storage, with a characterful arch-topped door leading to the garden.

### **Garden**

The multi-level garden connects the studio to the cottage. Steps lead from the studio to an upper level, which features flagstones, well established planting and a door to a brick-built outside store. There is also an external tap and multiple lanterns at this level. Steps lead to the paved lower level, which wraps around the smart brick and rendered front façade and benefits from built in planters, well-established plants and trees and gives access to a good-sized lean-to workshop, which has power, lighting and is also home to the Vaillant combination boiler.

### **Kitchen/Diner/Lounge**

*24'11 x 10'11 max (7.59m x 3.33m max)*

The front door leads into a fabulous, open plan space with the kitchen to one end, a dining space in the middle and a cosy lounge to the other end. The kitchen has a terracotta style floor and comprises a useful mix of base and wall units, finished in white with a complementary roll-edged worktop, complete with a stainless sink and drainer with mixer tap. There is a tiled space for an oven, and space for a fridge/freezer plus an under-counter fridge. The room is filled with natural light from twin windows looking over the garden, plus a perfectly positioned skylight, and there is space for a dining or breakfast table. The kitchen also benefits from a triple spotlight and a radiator. The open plan space flows beautifully, creating a sociable and versatile layout at the heart of the home. The lounge is carpeted and has neutral décor, wall lighting, a radiator and a charming arched nook. A concertina door leads to the study and stairs give access to the first floor.



### **Study/Sunroom**

*8'8 x 4'9 (2.64m x 1.45m)*

Another versatile room, currently in use as a delightful study. French doors give views and access straight onto the garden, and create a light, bright room. There is also a pendant light, and the room benefits from contemporary grey décor and a practical painted floor. A door leads into the bathroom.

### **Bathroom**

*8'8 x 7' (2.64m x 2.13m)*

Wall and pendant lighting combine with a soft grey and pink colour scheme to give the bathroom a bright calming ambience. There is a full-size bath in white with a timber panel, with a matching pedestal basin with mirror over, with both featuring heritage style chrome taps, plus there is a WC with clever built-in shelving to maximise the space. The bathroom is finished with a painted floor, radiator, extractor, and it is also spacious enough to house the washing machine, creating a useful utility area.

### **First Floor Landing**

A painted wooden staircase and handrail lead up to the first floor, with a small landing giving access to both bedrooms. Natural light cascades down the stairs thanks to a large stained-glass panel from bedroom one.

### **Bedroom One**

*11'1 x 9'3 plus shower (3.38m x 2.82m plus shower)*

Bedroom one has a large tilt-and-turn window which gives access onto the recently replaced flat roof above the kitchen, which with the addition of a handrail would make a fabulous roof terrace. Finished in a soft green colour scheme, complete with a painted floor, a central pendant light and a radiator, this bedroom also benefits from a fully tiled shower, neatly positioned over the stairs.

### **Bedroom Two**

*12'1 x 9' max (3.68m x 2.74m max)*

Another double, bedroom two has a chimney breast which adds character and is presented in an uplifting yellow and green colour scheme with a central pendant light, painted floors, a radiator and a window which looks out over the garden.

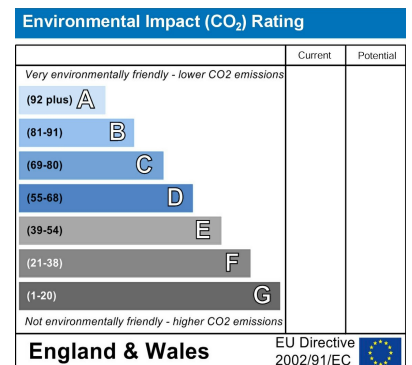
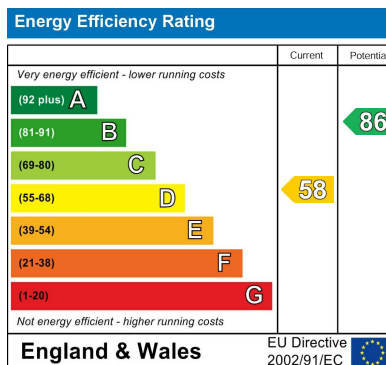
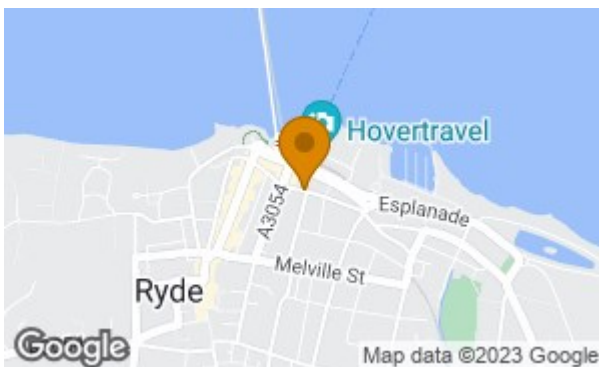
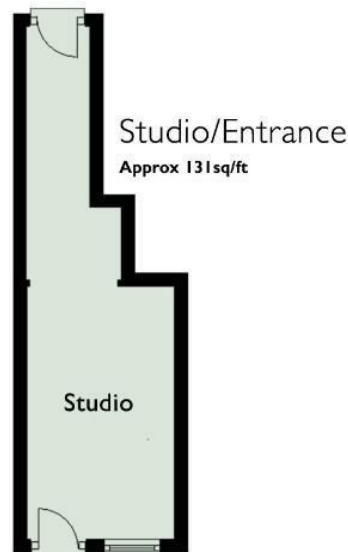
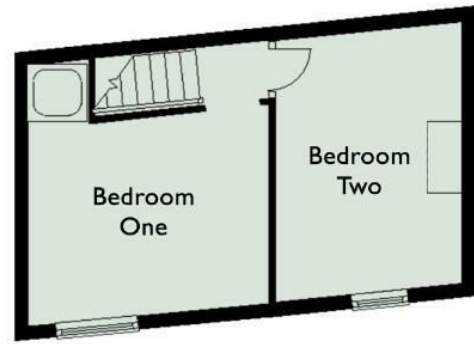
15a Castle Street represents a unique opportunity to acquire a characterful period cottage, hidden away in an extremely convenient location just off of the seafront and moments from town. An early viewing is highly recommended with the sole agent Susan Payne Property.

### **Additional Details**

Tenure: Freehold (the studio is subject to a flying freehold)

Council Tax Band: B

Services: Mains water, gas, electricity and drainage



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