



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Setterside

Setterside 424 Newport Road, Cowes, Isle of Wight PO31 8PP



£495,000
FREEHOLD



Occupying a substantial plot, Setterside presents an enviable opportunity to acquire a detached four-bedroom home complete with large rear garden, small paddock and countryside views.

- Detached four-bedroom house
- Versatile, well-presented accommodation
- Fabulous rural views from the rear
- Two bathrooms and a ground floor cloakroom
- Double glazing and gas central heating
- Gardens and small paddock
- Two reception rooms and a sunroom
- Kitchen-breakfast room with a utility area
- Spacious driveway leading to an integral double garage
- Close to Cowes seafront, local schools and High Street

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

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This substantial property is situated in generous size gardens and also has a small paddock, located on Newport Road close to plenty of local amenities. Perfectly suitable for equestrian use, the property is set back from the road and situated in a picturesque position providing a fabulous outlook across the surrounding countryside.

Dating back to the 1930s and owned by the current vendor for 40 years, the house has been a much-loved and well-maintained family home which was extended during the 1980's to create additional living and bedroom accommodation, perfect for a growing family or a multi-generational household requiring independent spaces. Providing the option to be divided or remain as part of the main home, the two-storey side extension alone offers a spacious living room, two bedrooms and a Jack and Jill en-suite bathroom. Additionally, an integral double garage was also created as part of the extension which could potentially provide a further opportunity to create additional accommodation if required. The well-presented accommodation comprises a porch entrance leading to an entrance hall which leads to a spacious dining room connecting with a beautiful living room, and a kitchen-breakfast room complete with a utility area and a cloakroom. Continuing from the kitchen-breakfast room is a sunroom with views over the rear garden and a stable-style door to an attached timber-framed cabin. The entrance hall hosts an original staircase to the first floor, and an additional staircase is located on the adjacent side of the property within the living room. Located on the first floor are four double bedrooms, a shower room and a Jack and Jill en-suite bathroom which serves bedrooms one and two.

Externally, the house has a gated driveway to the front providing off-road parking for up to three vehicles and the rear garden has a large, well-kept lawn area with an enclosed area designed for dog kennel use. The paddock is situated alongside the garden and backs onto a neighbouring field.

Situated in close proximity to the village shop, pub and a local garage/fuel station, Setterside is located in the sought-after Northwood area, just minutes from the bustling sailing town of Cowes which is a magnet for the sailing community, each year playing host to the world-famous Cowes Week and is the starting point for the Round the Island Yacht race. Cowes provides wonderful boutique shops, independent restaurants, bars and cafes, as well as the high-speed passenger RedJet service to Southampton. The town's 'twin', East Cowes, is reached by chain ferry across the Medina estuary where a part of British history can be enjoyed at Osborne House, Queen Victoria's former seaside residence. Furthermore, the principal town of Newport with its bustling High Street is located just a few miles away offering popular eateries and cafes, a cinema, and the highly regarded Quay Arts Centre offering a vibrant arts scene and cultural events.

Welcome to Setterside

Upon entering through the gated driveway, this attractive detached house is wonderfully secluded from the road with mature, well-manicured mature hedging and has a beautifully presented green lawn to the front. Featuring a mature shrub plant bed and a side gate to the rear garden, a sweeping block paved driveway provides ample parking and an approach to the integral double garage. A pathway continues from the drive and leads to a charming porch entrance.

Porch

A glazed door opens to a convenient porch, providing space to remove coats and footwear before entering the home. With mid-height walls fitted with glazing above, this space has a tiled floor and an opaque glazed internal window to the entrance hall. With a lantern-style light to the side, a UPVC door with a decorative glazed pane opens to the entrance hall.

Entrance Hall

Enjoying natural light from the internal porch window and a window to the side aspect, this welcoming space features wooden floorboards and a neutral wall decor. Warmed by a radiator, the hall provides a spindle balustrade staircase fitted with a soft grey carpet and a series of white panel doors which lead to the utility/kitchen and dining room. Also located here is a pendant light fixture, a central heating thermostat and a telephone/internet point.



Dining Room

19'03 x 10'09 (5.87m x 3.28m)

Featuring a large window to the front aspect, this naturally light room continues with the floorboards from the entrance hall and the neutral wall decor theme. Providing plenty of space to accommodate furniture, this room is fitted with several light fittings comprising two matching wall lights, a multi-pendant fitting and a low pendant light fixture above the dining area. Providing access to the garage, this room has double wooden doors opening to the living room and sliding glazed doors to the kitchen-breakfast room, providing the option to open up the two spaces.

Living Room

17'06 x 16'06 (5.33m x 5.03m)

Stepping down from the dining room, this recently redecorated room provides a welcoming space full of natural light from its dual aspect glazing comprising a window and French doors to the side, and sliding patio doors to the rear, providing access to the paved terrace and garden beyond. Providing a soft neutral colour theme, this carpeted room also has three coordinating candle-style ceiling lights, two radiators and a central heating thermostat. Additionally, a turning open-tread wooden staircase ascends to the first floor.

Utility Room

9'04 x 7'09 (2.84m x 2.36m)

The utility room seamlessly connects with the kitchen-breakfast room via a couple of steps through a squared opening. This space has a stone-effect tiled floor and a range of modern cream cabinets, both of which continue to the kitchen, providing continuity between the two spaces. Providing cupboards and drawers, the base cabinets are topped with a recently installed white sparkle-effect countertop which incorporates a splashback and provides space with plumbing beneath for three appliances. There are also a series of wall-mounted cabinets providing further storage cupboards and there is ample space to accommodate an American-style fridge-freezer. The utility area also includes a multi-spotlight fixture on the ceiling and an opaque glazed window to the side aspect.

Kitchen-Breakfast Room

19'05 x 8'08 (5.92m x 2.64m)

Continuing from the utility room, this room provides space to arrange a family dining set and again, is fitted with a range of cream wall and base cabinets, topped with a white sparkle-effect countertop. Providing a combination of cupboards, drawers and display units, the cabinets also house an integrated double electric oven with a gas hob and cooker hood above. Incorporating a peninsula providing a breakfast bar, the countertop has a neutral 1.5 composite sink and drainer located beneath a window to the rear aspect, overlooking the sunroom. Fitted with two multi-spotlight fittings and a pendant light fixture, this room also benefits from a full-height built-in storage cupboard with louvre doors, glazed sliding doors to the dining room, and a glazed stable-style door to the sunroom with a full-height window to the side.

Cloakroom

Accessed via a small porch area with an opaque glazed door to the front aspect, this convenient ground-floor cloakroom provides a dual flush w.c. and a wall-mounted hand basin with white splashback tiling. Lit by a pendant light fixture, this space also has a tiled floor and an extractor fan.

Sunroom

With windows to the rear a side aspect as well as two Velux windows, this room is bathed in natural light and benefits from two partially glazed doors to the side and rear, opening to the garden. The flooring is partially carpeted and tiled, and has two wall-mounted spotlights. A wooden stable-style door provides access to a timber-framed attached cabin.



Cabin

Attached to a rear section of the sunroom, this space could be transformed for multiple purposes such as a home office, a playroom or a creative studio. With three transom windows, this space has a ceiling strip light and is fitted with a base cabinet topped with a white countertop which incorporates a stainless steel sink and drainer.

First Floor Landing

One section of first floor landing is accessed via the living room staircase and is fitted with a soft grey carpet which continues throughout the majority of the first floor accommodation. Coordinating panel doors lead to bedrooms one and two, as well as bedroom four which provides a connection to a further landing space with a staircase to the entrance hall. With a window to the side aspect, the additional landing space on the adjacent side of bedroom four provides access to a shower room and bedroom three.

Bedroom One

14'05 x 11'04 (4.39m x 3.45m)

Boasting plenty of natural light, this carpeted bedroom has a window to the rear aspect offering far-reaching views across the countryside and a glazed door to side opening to the flat roof of the kitchen below. Neutrally decorated including a floral papered feature wall, this room benefits from a substantial set of built-in wardrobes and has two pendant light fixtures. Also located here is a telephone/internet point, a radiator and a television aerial connection. A panel door opens to the en-suite.

En-suite Bathroom

Beautifully presented with a modern grey colour scheme, this Jack and Jill designed en-suite can be accessed from bedroom one and two, and is finished with a wood-effect vinyl floor complemented by large-scale wall tiling in a stone-effect. A modern white sanitaryware suite comprises a dual flush w.c. and a vanity hand basin with an illuminated mirror above which provides a handy shaver socket point. A P-shaped panel bath is fitted with a clear glazed screen and has chrome shower fixtures located on the wall above. Featuring a window to the side aspect, this room also includes a recessed wall cupboard, a radiator, a wall-mounted towel rail and recessed spotlights.

Bedroom Two

16'06 max x 12'09 max (5.03m max x 3.89m max)

With a window to the front aspect offering a view of the adjacent field, this neutrally decorated bedroom is warmed by a radiator and fitted with two pendant light fixtures. Additionally, there is a television aerial connection, a telephone/internet point and a panel door providing access to the en-suite.

Bedroom Four

10'09 x 9'07 (3.28m x 2.92m)

Currently set up as a home office, this carpeted room is located in the middle of the first floor and has two panel doors providing a connection to each of the landing spaces. Glorious rural views can be enjoyed from a window to the rear aspect and there is a built-in wardrobe providing ample storage space. Also located here is a radiator and a pendant light fixture.

Bedroom Three

16'01 x 9'09 (4.90m x 2.97m)

Featuring two windows to the front aspect, this bedroom has a modern grey decor and provides access to a recessed cupboard which houses the gas boiler and water cylinder. Again, benefitting from built-in wardrobes, this bedroom also includes a pendant light fixture and a radiator.



Shower Room

Featuring fabulous countryside views from a window to the rear aspect, this well-presented shower room provides a dual flush w.c, a vanity hand basin and a large, clear glazed corner shower cubicle with a wall-mounted power shower. The room is dressed with grey vinyl floor and neutral wall tiling with a mosaic strip border, providing a stylish contrast. Also located here is a recessed linen cupboard with a louvre door and a heated towel rail.

Garden

Located directly next to the paddock, the east-facing rear garden for the property is fully enclosed and is mostly laid to lawn and features a mature apple tree plus mature hedging providing a secluded setting. Fully enclosed with wooden fencing incorporating an access gate, a secure kennel area has been created to the side of the lawn space complete with a storage shed. Featuring a well-kept lawn area with mature hedging and a fish pond.

Paddock

Backing onto a neighbouring field, the paddock is fully enclosed with fencing and partially bordered with trees on one side.

Parking

Providing off-road parking for a few vehicles, this property has a gated blocked paved driveway to the front leading to an integral double garage measuring 16'07 x 16'08.

An early viewing is highly recommended with the sole agent Susan Payne Property.

Additional Details

Tenure: Freehold

Council Tax Band: E

Services: Mains water and drainage, gas central heating, electricity



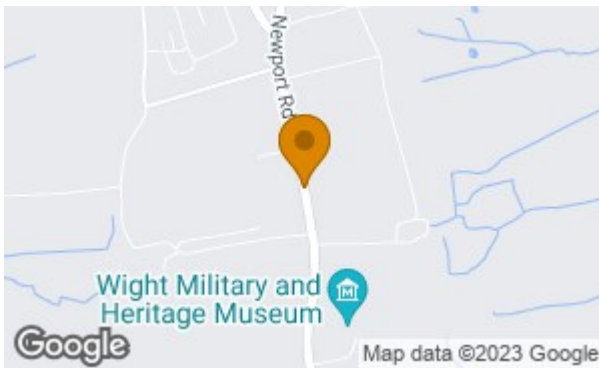
1ST FLOOR
890 sq.ft. (82.7 sq.m.) approx.



GROUND FLOOR
1667 sq.ft. (154.8 sq.m.) approx.

TOTAL FLOOR AREA: 2557 sq.ft. (237.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		68	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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		EU Directive 2002/91/EC	

Agent Notes:

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