

The Quarry

Binstead Road, Binstead, Isle of Wight PO33 3NQ

£825,000
FREEHOLD



REDUCED TODAY BY £150,000 TO ATTRACT A QUICK SALE - Hidden away in substantial grounds of just under an acre, this beautiful and enchanting home offers versatile accommodation with fabulous outside spaces including lawns, a heated pool, spa and multiple terraces.

- OPPORTUNITY NOT TO BE MISSED
- Set in expansive, parkland style grounds
- Approved planning for a double storey extension
- Tucked away, yet conveniently close to Ryde
- Detached double garage and gated driveway parking
- Detached four/five bedroom period property
- An array of configuration options possible
- Stunning pool deck with pool, spa and bar
- Extremely private, with perimeter walls and trees
- Close to schools, beaches and mainland travel links

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

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Originally constructed in 1922 as the primary residence of a renowned seismologist, The Quarry retains its period charm and has been upgraded over time to become a fabulous family home with flexible accommodation options. The property is extremely private, and the wrap around grounds provide a wonderful variety of secluded spots from which to enjoy the gardens. The addition of the large conservatory combines with multiple terraces, the outside bar and fabulous pool deck to create a relaxing space perfect for entertaining. The current owners have approved planning permission (Reference: 21/00983/HOU) for a double storey extension to the rear, which offers even further versatility with a wide variety of configuration options available to suit a new owners needs.

This beautiful home is situated within walking distance of the popular seaside town of Ryde, which boasts expansive sandy beaches, independent boutique shops and an exciting range of restaurants and bars. The Quarry is also within easy reach of the well-regarded Ryde School and also the local golf club, and Binstead village is well serviced by a Post Office and general store as well as a family-friendly pub. The local community centre and Ofsted rated 'good' primary school, are situated nearby, as well as a recreational field and children's park. Conveniently positioned between Ryde and Fishbourne, the property is ideally located for mainland travel links, with a high-speed foot passenger service just a ten-minute drive away and a regular car ferry service just 2.2 miles away. Providing good connectivity to many Island-wide amenities, this home is within close proximity to bus stops on the Southern Vectis route between Ryde and Newport, which serves the village every fifteen minutes during the day.

The spacious accommodation comprises a welcoming entrance hall, kitchen/breakfast room, dining room, sitting room and a large conservatory, ensuite bedroom, snug and cloakroom on the ground floor, with two double bedrooms and two bathrooms on the first floor and a further bedroom/study on the lower ground floor.

Welcome to The Quarry

From Binstead Road, a gated driveway leads to a parking area in front of the garage, with paved pathways leading through the fabulous grounds to the front façade of the house. A second gated entrance with additional parking is available from Drill Hall Lane. An attractive, original front door leads into the entrance hall.

Entrance Hall

extending to 17'4" & 27'0" (extending to 5.30m & 8.24m)

The welcoming entrance hall is L-shaped and has three ornate chandeliers, three radiators, fresh neutral décor and a plush carpet. Doors lead to the cloakroom, snug, kitchen, dining room, sitting room and bedroom, and stairs lead up to the first floor.

Kitchen/Breakfast Room

18'11" x 7'6" extending to 10'10" (5.77m x 2.30m extending to 3.31m)

Spacious and light, the kitchen/breakfast room has twin windows looking out over the terraces and pool, plus recessed lighting and a radiator. Décor is a mix of exposed brick and fresh white walls, with a practical neutral vinyl floor, and the fitted kitchen comprises a useful mix of farmhouse style base and wall cabinets, complemented with a tiled worktop. Integrated appliances include an oven and gas hob, with extractor hood over, and an inset 1.5 bowl sink and drainer with a swan neck mixer tap. There is also space for a fridge, washing machine and dishwasher. An open archway leads into the rear lobby, which has a door to the rear terrace, a door to the lower ground floor, and a door to a useful walk-in larder cupboard, providing plenty of space for a large fridge/freezer.

Dining Room

18'11" max x 10'5" (5.77m max x 3.19m)

Currently in use as a magnificent drawing room, the dining room has triple windows which perfectly frame the view over the stunning grounds and fill the room with natural light. Further internal windows share light into the hallway, and the dining room also has recessed spotlights and a radiator. To one end, fitted bookshelves are both practical and stylish and there is also a fantastic period corner fireplace with an ornate surround which adds to the character.

Snug

14'7" max x 13'3" max (4.46m max x 4.05m max)

The generously proportioned snug, which could also be used as an additional ground floor bedroom, has a large box-bay window with a green outlook to the surrounding trees. The snug is neutrally decorated and has recessed spotlights, a radiator and a characterful corner niche with a feature light over.

Cloakroom

The cloakroom has a window to the front aspect, a dual-flush low-level WC, vanity basin with a mixer tap and illuminated mirror over, a heated chrome towel rail and the room is finished with a neutral colour scheme complete with a tiled floor.

Bedroom Three

10'5" x 8'0" plus ensuite (3.20m x 2.44m plus ensuite)

Conveniently positioned, the ground floor ensuite bedroom has a soft neutral décor and a window looking out over the pool terrace. There are recessed spotlights and a radiator, a door to a useful built-in storage cupboard, and an open archway which leads to the ensuite area. The ensuite comprises a built-in shower with a tiled surround and a pedestal basin with a tiled splashback and a mirror cabinet over.

Sitting Room

24'11" max x 15'0" (7.61m max x 4.58m)

The expansive sitting room benefits from French doors to the front and a box bay window set on the angle, allowing the room to make the most of the lovely garden views. There is a large open fireplace with brick detailing and a stone hearth which creates a cosy ambience to the room, and there are also recessed spotlights and three radiators. The fresh white décor continues, and a door leads into the conservatory.

Conservatory

22'1" x 12'3" extending to 21'0" (6.75m x 3.75m extending to 6.42m)

The wrap around conservatory is a wonderful addition, providing a fabulous outlook over the terraces. The conservatory has radiators, ceiling lights/fans and has two pairs of French doors which connect inside and outside spaces further, and the space is finished with a high quality, light wood-laminate floor.

First Floor Landing

extending to 15'9" (extending to 4.82m)

A characterful turning staircase has a hardwood balustrade and leads up to the first-floor landing, which benefits from a large window to the rear aspect, wall lights, a radiator and exposed beams. Doors lead to both bedrooms on this floor, plus a further door provides access to a useful storage cupboard.

Bedroom One

14'11" max x 13'8" max (4.55m max x 4.19m max)

The primary bedroom is spacious and light, with a vaulted ceiling complete with exposed beams and a large window looking out to the front aspect. There are recessed lights, a radiator and double doors which open to the ensuite bathroom.

Ensuite

Luxuriously proportioned, the primary ensuite is a fabulous mix of coastal blue wall tiles, fitted mirrors and large format porcelain floor tiles. A window to the front aspect is complemented by a Velux window and recessed spotlights. There is a full-size bath, matching WC and bidet and a vanity basin unit with storage under and a large mirror over, plus a large heated chrome towel rail. A door leads into a useful walk-in-wardrobe.

Bedroom Two

13'7" x 11'7" into bay (4.15m x 3.55m into bay)

Another good-size bedroom, with a vaulted ceiling and exposed beams, with a large window to the front aspect. There is a radiator under the window, recessed spotighting and a built-in triple wardrobe. A door leads to the ensuite.

Ensuite

Fully tiled in a nuetral tone, this ensuite has a large corner whirlpool bath with a shower over, a contemporary floating vanity basin with a mixer tap and a low-level WC with a concealed cistern. This room also benefits from a large Velux window and recessed spotlights.

Lower Ground Floor

Steps leads down from the lobby to this fantastic bonus space, currently in use as a study and gym but with endless options. There is a window to the side aspect and recessed lighting in the panelled ceiling. Décor is a mix of rich red and fresh white, over a neutral carpet. There is a built-in wardrobe, and a doorway leads to a further area which benefits from a window and offer further potential.

Outside - Front

The stunning grounds to the front of the property comprise of landscaped lawns, complete with mature trees and borders. A network of paths connect the areas of the garden, and the undulating landscaping adds interest. There is a large wood store area neatly concealed to one side of the lawns, and to the front of the house is a flat lawn, perfect for ball games. A terrace made of local stone spans the front of the house and looks down over a large pond, which is surrounded by well-established planting and has a bridge feature, plus secure fencing.

Garage

20'0" x 20'0" (6.10m x 6.10m)

The large double-garage has a pitched roof, which provides additional storage in the eaves, and benefits from an up-and-over door, strip lighting, plenty of sockets, fitted cupboards and a window to the rear aspect. The garage also has a greenhouse attached to one wall.

Outside - Side and Rear

To one side of the house, a formal lawn is immaculately kept and is home to a summer house, a fence with a gate leads on to the rear deck. To the other side, a sloped lawn with a path leads up from the Drill Hall Lane entrance to the terrace and back door, passing by the original seismology bunker, which has now been repurposed as the pool pump room. A decked terrace surrounds the conservatory and is currently home to a large hot-tub and incorporates a fabulous bar building. The bar measures 5.09m x 4.11m an has power, recessed lighting and is open to the front aspect to maximise the views over the pool area. A paved terrace spans the rear of the house, providing a further alfresco dining area option and benefits from a built-in barbecue. Fences and gates provide access to the lower pool deck, which is mostly paved and surrounded with slate chip borders, providing a Mediterranean feel. The good size heated pool has a fitted cover on a roller, plus an inset spa and sunken kitchen/servery.

The Quarry represents an enviable opportunity to purchase an extremely private, substantial family home, set in fabulous grounds within a desirable and popular village location. An early viewing with the sole agent Susan Payne Property is highly recommended.

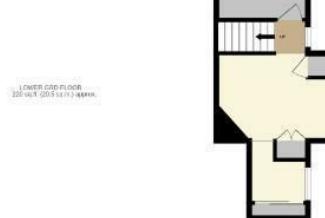
Additional Details

Tenure: Freehold

Council Tax Band: F

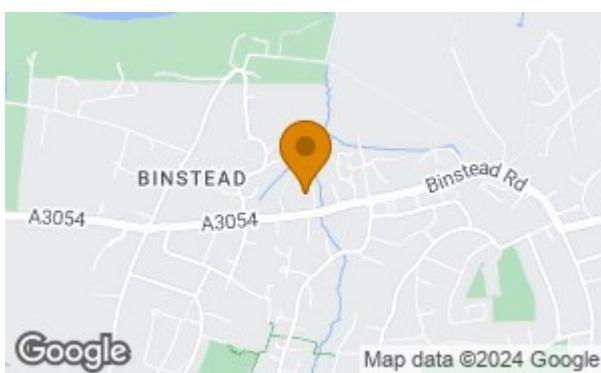
Services: Mains water, gas, electricity and drainage

Planning Application Reference: 21/00983/HOU



TOTAL FLOOR AREA : 2477 sq.ft. (230.2 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 fixtures 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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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