

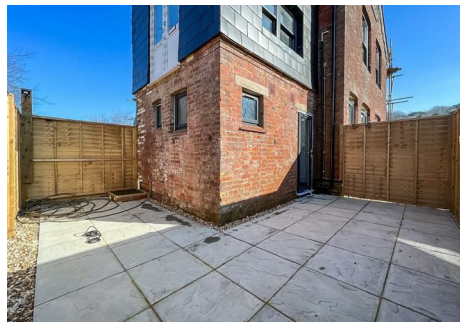


# 1 The Old Drill Hall

St. Johns Wood Road, Ryde, Isle of Wight PO33 1HL



**£220,000**  
LEASEHOLD



A beautiful two-bedroom apartment with private parking and a garden in a newly converted period building, perfectly blending original character features with stunning contemporary finishes and up-to-the-minute efficiency.

- Two-bedroom ground-floor apartment
- Expertly renovated and upgraded throughout
- Private garden, with patio and electrical point
- Private allocated parking space
- Close to local rail station and mainland travel links
- Historic, period building brimming with character
- Extremely efficient home - EPC A (94)
- Build Zone 10 year warranty
- Town centre amenities and beaches nearby
- Offered for sale chain free

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

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Resplendent in red brick with fabulous period details retained throughout, this impressive former drill hall dates to 1910, with a further extension added in the 1950s. The property has a rich history starting out as a training stage and equestrian riding school for the 2nd Wessex Brigade, a howitzer unit who served in World War One, and then later it remained home to the local territorial forces. The Old Drill Hall has recently been converted by the current owners to form four bespoke apartments now ready for their first owner.

Craftsmen have undertaken major works including a new roof, new windows and all new electrical and plumbing throughout, and at the same time have taken great care to ensure that the fabric of the historic building has been retained. Original timber has been repurposed to form skirtings, architraves and wood panelling throughout, which perfectly complements the soft-grey décor, high quality brushed stainless switches and sockets, new carpets, exposed brick detailing, high ceilings and new oak floors. The apartments have also been extremely well insulated which has made them exceptionally efficient, with an A rated EPC score.

Conveniently located in a tucked away position in the heart of Ryde, a range of boutique shops, fabulous restaurants and coffee shops, and great places for family entertainment are all just a short walk away. Regular Southern Vectis bus services and the Island Line Train Service are also located on the doorstep providing easy access to high-speed ferry services to the mainland.

The spacious accommodation consists of a communal lobby, a welcoming entrance hall, living room, kitchen/diner, two double bedrooms and a bathroom. A door from the kitchen provides access to the private enclosed garden, and an allocated parking space can be found just to the front of the building.

### **Welcome to 1, The Old Drill Hall**

Approaching via a private lane from St Johns Wood Road, there is a large open gravel parking area leading on to the beautiful brick façade of the building, which is full of character and has been further enhanced by the attractive new large anthracite grey windows. A paved path leads to the rear of the property where a composite front door leads into a communal entrance lobby which serves apartments one, three and four. The lobby has an oak floor, low level light and a storage cupboard, with stairs leading to the first floor and an oak door to the apartment.

### **Entrance Hall**

The entrance hall has triple spotlighting, oak flooring, and a radiator. Oak doors lead to the living room, both double-bedrooms and the bathroom.

### **Living Room**

*14'8 x 13'1 max (4.47m x 3.99m max)*

A large pair of south-facing sash windows look out to the front aspect and fill the living room with natural light. There are spotlights, oak flooring, a heritage style radiator, a large reclaimed timber cupboard, which is also home to the new Vaillant combi boiler, and a TV/data point on the wall. The living room has an open arch to the kitchen, creating a very social space.

### **Kitchen**

*10'5 x 10' (3.18m x 3.05m)*

Perfectly proportioned with double aspect glazing, the kitchen is a fantastic mix of gloss white cabinets, grey roll-edged worktops, reclaimed timber splashbacks, oak flooring and spotlighting. There is a composite sink with dark mixer tap, an integrated Hotpoint fridge/freezer, a Bosch dishwasher, AEG washing machine, heated anthracite towel rail and a Whirlpool induction hob, with matching oven and extractor hood. A fully glazed door leads to the private patio.





### **Bedroom One**

*14'8 x 10'9 max (4.47m x 3.28m max)*

Generously proportioned, bedroom one has a large south facing window, a built in reclaimed timber cupboard, tv/data points on the wall, spotlighting and a radiator. The bedroom is finished with a plush grey carpet.

### **Bedroom Two**

*12'8 x 9'8 max (3.86m x 2.95m max)*

Another good size bedroom benefitting from a large window to the side aspect, spotlighting, a radiator and oak flooring.

### **Bathroom**

The bathroom is panelled with luxurious grey laminate wall panels and a wood effect vinyl floor. There is a P-shaped bath, complete with handheld and rainfall showers over, a contemporary grey vanity unit with a white countertop basin and waterfall mixer, an illuminated and heated mirror, a heated towel rail and a low-level WC.

### **Outside**

Accessed from the kitchen, the paved patio is a private space, complete with high-quality fencing with a gate to the driveway and an outside tap. Original horse hitching rings have been preserved in the brick façade. The patio is a sun-trap, and will also benefit from a canopy from the balcony above. An allocated parking space is located adjacent to the building, and there is also a separate bin storage area beside the boundary.

Apartment one represents a rare opportunity to be the very first owner of a beautifully presented home, expertly finished and with excellent efficiency, and set in a popular and convenient location. An early viewing is highly recommended by the sole agent Susan Payne Property.

### **Additional Details**

Tenure: Leasehold

Lease Term: New lease of 125 Years from date of sale

Maintenance Charge: Approx £500 per annum

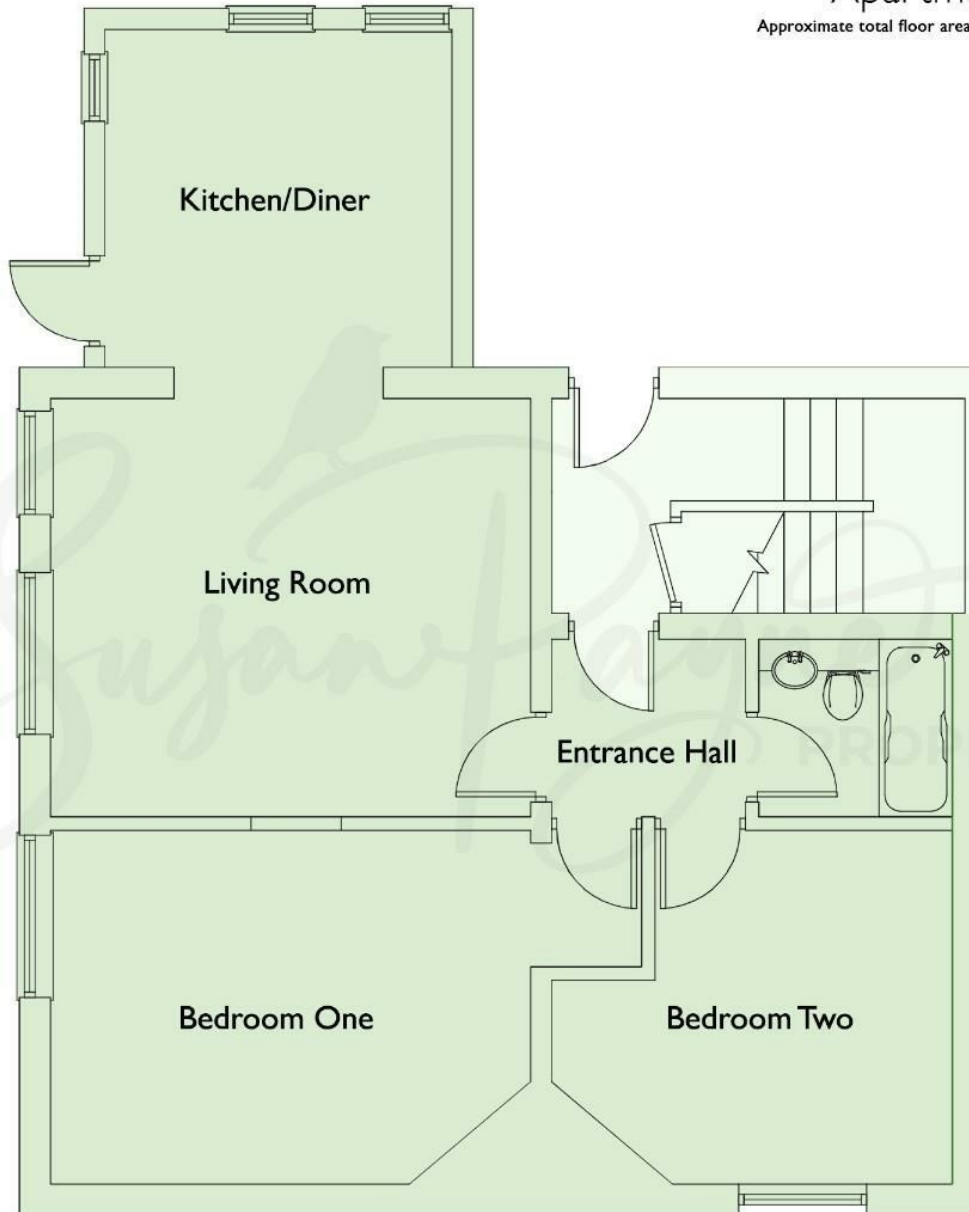
Council Tax Band: A

Services: Mains water, gas, electricity and private drainage



## Apartment One

Approximate total floor area 55 sqm (592 sqft)



Please note this floor plan is for marketing purposes and is to be used as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	94
(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		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

### Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents.

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