

Guide Price £249,000

5 STONEPITTS HOUSE, STONEPITTS CLOSE, RYDE, PO33 3NH

Seafields

TRULY UNIQUE WITH A BLEND OF CHARM AND MODERN LUXURIES!

Set within a handsome 18th century residence accessed via a sweeping shingle driveway, this beautifully appointed 3 STOREY MAISONETTE (approximately 1432 square feet) benefits from its own private entrance and comprises exquisite accommodation throughout. Offering ample versatility including 3 BEDROOMS and 2 BATHROOMS, the large welcoming porch opens into a charming sitting room which in turn leads into a designated dining area (with sky light windows which allows the natural light to flow through). The same floor also consists of a cloakroom/wc and modern fitted kitchen. On the middle floor, there are 2 comfortable, large double bedrooms and a luxurious bathroom, with the top floor consisting of 2 more versatile rooms (an ideal studio or guest suite) and shower room. As well as retaining AMPLE CHARM, exquisite finish and tasteful decor throughout, further benefits include plenty of storage, gas central heating, wonderful ESTABLISHED LAWNED GARDENS (No. 5 owns a private timber shed) and PARKING.

Located adjacent to Ryde Golf Club and a very pleasant stroll from town amenities, beautiful beaches and passenger ferry links, Fishbourne-Portsmouth car ferry terminal is just 5 minutes' drive away; with Newport town within 15 minutes. Certainly, for those seeking a unique home offering tranquility and convenience, 5 Stonepitts House simply must be seen without delay!

PRIVATE ENTRANCE:
A private external, white painted staircase leads to the entrance door with decorative glazed insert opening into:

PORCH:
A welcoming, bright entrance porch with ample space for coats and boots. Grey wood effect laminate flooring. Radiator. Open aspect into the Sitting Room:

SITTING ROOM:
16'1 max x 16'0 max (4.90m max x 4.88m max)
A beautifully spacious and bright carpeted room with two double glazed windows to front. Attractive cast iron fireplace with tiled hearth, inset coal-effect gas fire and mantelpiece. Grey panelling to dado height with tasteful neutral decor above. Radiator. Panelled door to Inner Hallway. Wide squared arch opening into the designated dining area.

DINING AREA:
9'1 x 6'10 (2.77m x 2.08m)
A delightful designated dining area with 2 skylights offering ample natural light. Grey wood effect laminate flooring. Radiator. Open access to Inner Hall.

INNER HALLWAY:
Charming split level hallway with modern square patterned vinyl flooring on the upper level with doors to the Cloakroom/wc and return door to the Sitting Room. A step down to the lower level with grey wood effect laminate flooring leading to carpeted stairs to upper floors. Attractive cast iron feature fireplace with curved painted brick arch over. Radiator. Full height large cupboard accessed via arched double doors and deep drawer beneath. Wide open access to Kitchen.

CLOAKROOM/WC:
6'0 x 4'0 (1.83m x 1.22m)
White suite comprising w.c. and wall mounted wash hand basin. White tiled splash back. Radiator. Wood effect laminate flooring. Wall recess with shelving. Natural light via skilight.

KITCHEN:
12'0 x 6'1 (3.66m x 1.85m)
A galley-style kitchen comprising good range of cream fronted cupboard and drawer units with contrasting work surfaces incorporating white ceramic sink unit. Integral gas hob and electric oven with extractor hood above. Space and plumbing for washing machine, dishwasher and fridge/freezer. Attractive fitted 'dresser' with plate rack/display cabinets. Grey wood effect laminate flooring. Concealed gas combination boiler. Double glazed window to front.

SECOND FLOOR LANDING:
Continuation of quality grey carpets with stairs leading to top floor. Attractive window to side. Half wall panelling. Panelled doors to:

MASTER BEDROOM:
16'0 x 12'1 (4.88m x 3.68m)
A very well proportioned double bedroom with double glazed sash windows to rear x 2 plus continuation of the quality carpets. Excellent range of floor to ceiling built-in wardrobe/cupboards. Radiator.

BEDROOM 2:
14'7 x 9'1 (4.45m x 2.77m)
Another good sized carpeted double bedroom with double glazed window to side - giving easy access to the fire escape. Radiator.

BATHROOM:
14'6 x 4'10 (4.42m x 1.47m)
A luxurious modern white suite comprising P-shaped shower bath with fixed rainfall shower head plus hand held mixer shower; vanity hand basin with ample storage below and illuminated mirror; low flush w.c. Column radiator with heated towel rail over. Wood effect laminate flooring. Extractor fan,

THIRD FLOOR LANDING:
Timber panelled door leading to top floor offering 2 versatile rooms and shower room - ideal as a guest suite or perhaps a teenager requiring 'own space'. Sloping ceilings.

DRESSING AREA:
13'07 x 10'10 (4.14m x 3.30m)
Carpeted area with charming slim window to side and Velux window to front offering ample natural light. Radiator. Wooden floor beam continuing through to shower room. Recessed lighting. Latch timber doors to:

BEDROOM 3:
14'0 x 8'0 (4.27m x 2.44m)
This carpeted room has a slim window to the rear and sloping ceilings. Recessed lighting. Ample eaves storage.

SHOWER ROOM:
7'0 x 6'1 (2.13m x 1.85m)
Comprising white suite of inset itiled shower cubicle; wc and wash hand basin. White tiled surround. Radiator. Built in storage cupboards and recessed lighting. Grey wood effect laminate flooring.

GARDENS:
Stonepitts House is set within beautiful large lawned grounds - communal for all residents - with mature tree borders giving ample privacy and tranquility. No. 5 benefits from its own private storage shed (10ft x 8ft).

PARKING:
A sweeping gravelled driveway offers ample parking for residents and visitors.

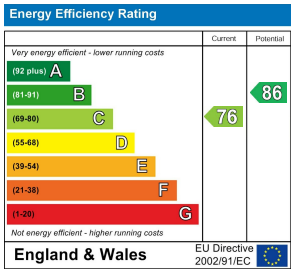
OTHER INTERESTING PROPERTY FACTS:
LONG LEASEHOLD: 997 years remaining.
Management Costs: £80 per month to include the maintenance of the building/gardens, plus buildings insurance.
Pets permitted within lease.
Council Tax Band: C * EPC Rating: C

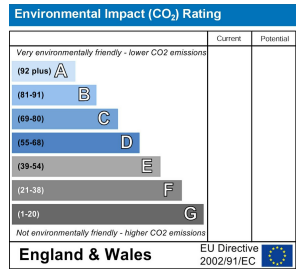
DISCLAIMER:
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.











TOTAL FLOOR AREA : 1432 sq.ft. (133.0 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.
Made with Metropix ©2023

Tel: 01983 812266 Web: www.seafieldsproperty.co.uk Email: info@seafieldsproperty.co.uk











