



Guide Price £215,000

LAVENDER COTTAGE, 59 GEORGE STREET, RYDE, PO33 2EN





## **HIDDEN FROM VIEW, YET SO CLOSE TO TOWN AND SEA FRONT!**

A truly impressive 1800's **DETACHED COTTAGE** which has been restored to its former glory by the current owners. Located down a long passageway (therefore offering great privacy), the property is so convenient for town amenities, beautiful beaches and mainland passenger ferry links. Offering a blend of period charm and modern luxuries, the beautifully presented 2 storey accommodation comprises a charming sitting room (with log burner), separate dining room including designated 'study area', separate kitchen plus 2 **DOUBLE BEDROOMS** and a first floor bath/shower room. As well as the potential to re-instate a second/rear staircase, benefits include **GAS CENTRAL HEATING**, original timber floorboards and sash windows (plus secondary glazing) with added bonuses including **SEA VIEWS**, a secluded **REAR COURTYARD** garden, outside w.c. and garden sheds. This **CHAIN FREE** residence simply **MUST BE SEEN** to be appreciated.

### **ACCOMMODATION:**

Accessed via the side of the property, double glazed door to:

### **HALLWAY:**

Original timber floorboards. Stairs with central carpet runner to first floor. Doors to Sitting and Dining Rooms.

### **SITTING ROOM:**

A charming, well proportioned room with continuation of timber floorboards (with under floor insulation fitted in 2022). Sash window to front (with secondary glazing). Radiator. Fireplace with inset log burner, tiled hearth and mantelpiece. Recessed down lighters.

### **DINING ROOM:**

Separate reception room with sash window (and secondary glazing) to side. Radiator. Continuation of timber floorboards (with under floor insulation fitted in 2022). Recessed downlighters. Open doorway to a 'study' area with fitted 'desk' shelf, power and small window to side. Sliding door to:

### **KITCHEN:**

Comprising range of matching cupboard and drawer units with timber work surfaces over incorporating inset 'Butler' sink. Integral 5-ring gas hob. Eye level oven and grill. Space and plumbing for washing machine, dishwasher and washing machine. Dual aspect windows to sides. Further work surface with shelving below. Fitted plate rack. Wall mounted gas boiler (approximately 2 years old). Tiled surrounds. Recessed downlighters. (Note: Part of an original secondary staircase from Kitchen to Bathroom is still in place - and could be re-instated by a new owner if required).

### **FIRST FLOOR LANDING:**

Timber floor boards which flows through to both bedrooms. Doors to:

### **BEDROOM 1:**

A good sized double bedroom with sash window (and secondary glazing) offering a lovely outlook towards the Solent, Spinnaker Tower and mainland beyond. Timber floorboards. Feature period fireplace. Radiator. Door to deep cupboard (also accessible from Bedroom 2).

### **BEDROOM 2:**

Another double bedroom with sash window (including secondary glazing) to side. Radiator. Timber floorboards. Door to deep cupboard (also accessible from Bedroom 1).

### **BATH/SHOWER ROOM:**

Good sized room with suite comprising claw foot bath, separate shower cubicle, period style vanity unit with inset circular basin plus w.c. Tiled flooring. Decorative tiled splash backs plus part panelling to wall. Period style radiator. Under floor electric heating (fitted during re-wiring in 2012/13). Secondary glazed window to side. Access to loft insulated loft. Recessed downlighters. Door leading to part of the original staircase leading to Kitchen (note, these do not reach the ground floor and are utilised as shelving only).

### **OUTSIDE:**

A gated access leads to a wide pathway with plant borders, with further gateway opening into a very private rear walled courtyard which comprises timber garden sheds plus an **EXTERNAL WC** with tap. Electric plug socket and outside lighting (creating a lovely ambience during the evening).

### **TENURE:**

Long leasehold: 999 years w.e.f. 1851

### **OTHER PROPERTY FACTS:**

Construction: We understand this is a standard brick construction

Electrics: Re-wired in 2012/2023; Gas: New boiler installed 2020.

Hive Smart heating with room thermostat. Each radiator has smart thermostat valve - and can be controlled separately using Hive app.

Conservation Area: Yes; Listed Building: No

Council Tax Band: B

Flood Risk: None

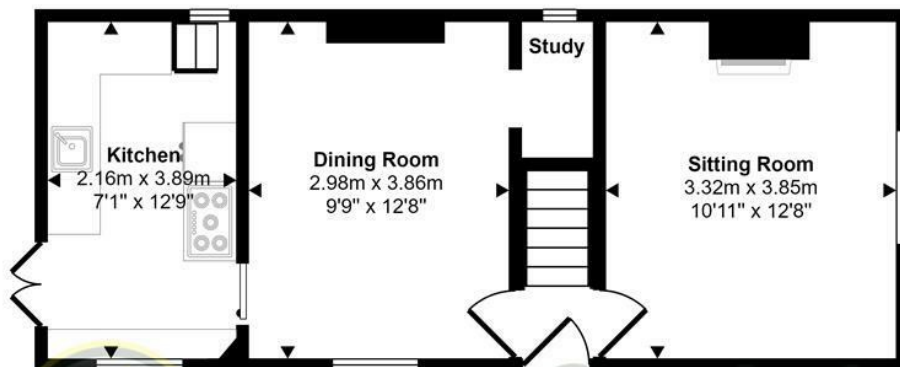
EPC rating: D/67 (D range 55-68). Potential to increase rating to B/86 (B range 81-91).

Broadband speeds: Up to 900 mbps (Wightfibre)

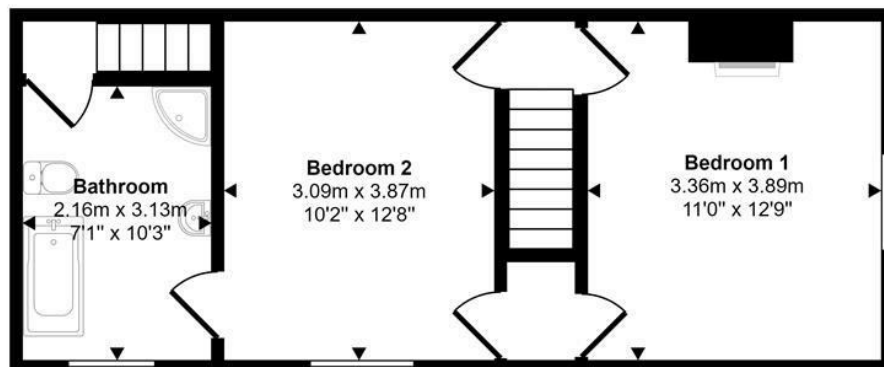
### **DISCLAIMER:**

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.

Approx Gross Internal Area  
76 sq m / 815 sq ft

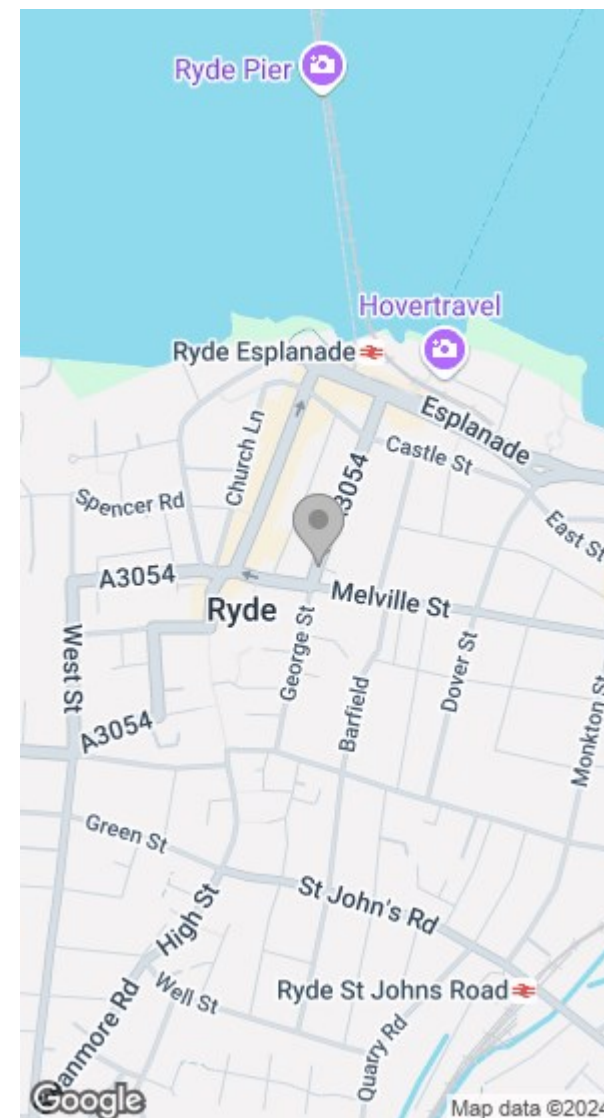


Ground Floor  
Approx 38 sq m / 406 sq ft



First Floor  
Approx 38 sq m / 409 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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



