

# 40, Pellhurst Road

Ryde, Isle of Wight PO33 3BP

**£450,000**  
FREEHOLD



Extensively refurbished to a high standard throughout, this handsome Victorian home is conveniently positioned on the outskirts of this popular seaside town and provides three bedrooms, driveway parking and a beautifully designed rear garden.

- Immaculately finished detached home
- Three bedrooms and open-plan living area
- Extensively refurbished to a high standard
- New double-glazing, radiators and freshly plastered
- Close to beaches, town centre and mainland travel links
- An abundance of elegant Victorian features
- Family bathroom and two cloakrooms
- Beautifully remodelled rear garden
- Substantial, newly fitted modern kitchen
- Good local primary and secondary schools nearby

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

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Exhibiting period grandeur, this imposing detached house is simply stunning and has been sympathetically renovated by the current owner who has perfectly retained the property's elaborate Victorian feel. Built circa 1890s, the high ceilings and deep skirtings, period picture rails and traditional panel doors make this an elegant home and the current owner of over three years has perfectly combined the period charm with modern design to complement the historical character of this property. Providing a welcoming and stylish home, an abundance of improvements can be admired throughout including a completely renovated kitchen, a new bathroom and cloakrooms, restored timber flooring and stylish redecoration, and replastered walls as well as restored ceilings. With new LED lighting and radiators installed throughout, the property also benefits from new double-glazed sash windows, a beautifully redesigned garden to the rear and a gravel driveway to the front providing off-road parking for two vehicles.

Ryde seafront is only a short walk away from the property which boasts long stretches of sandy beaches with numerous seaside activities such as bowling, laser quest and an open-air swimming pool. With good local primary and secondary schools nearby, there are also plenty of high street amenities close by including boutique shops and convenience stores, a superb choice of eateries and even a local cinema. Another benefit of being so close to the seafront is having easy access to high-speed mainland ferry links with Wightlink's fast catamaran service and the Hovercraft which only takes 10 minutes to cross the Solent. Additionally, the Fishbourne to Portsmouth car ferry service is located under 3 miles away from the property. Regular public transport connections across the island are also within easy reach with the Southern Vectis bus station and Island Line train line service situated along Ryde Esplanade.

Inside the property, an impressive hallway entrance immediately leads to an inviting lounge-diner that provides an open-plan layout and an exquisite interior. The grand hallway continues through to a lobby area which has a side entrance door and a useful downstairs cloakroom. Located beyond the lobby is a contemporary, well-designed kitchen-diner complete with French doors that open to the rear garden. The spacious first-floor accommodation continues with the sumptuous style and comprises a family bathroom and a separate cloakroom, and three generous double-sized bedrooms.

#### **Welcome to 40 Pellhurst Road**

Retaining the property's historic appearance, the beautiful Victorian facade of this impressive house features traditional yellow brickwork and freshly painted masonry detailing around two bay windows. Providing an attractive, traditional finish within a period arched porch entrance is a beautiful tiled floor that leads to a handsome entrance door with a lantern-style lampshade and curved glazed panel above.

#### **Entrance Hall**

*extending to 20'0 (extending to 6.10m)*

From the moment you step inside, it is evident that no expense has been spared in the refurbishment of this magnificent home. Upon entering the front door, you are greeted by an elaborate hallway exhibiting period features such as a handsome staircase with an elegant spindle balustrade, deep skirting and a high ceiling. Boasting restored timber floorboards finished with an antique-effect grey and white design, the hallway is spacious and bathed in natural light flowing from a window to the side aspect. The wall decor offers a fresh neutral colour palette featuring a pretty textured wallpaper and the ceiling features two lantern-style light fittings. A radiator with a marble mantle above warms this welcoming space and there is a convenient shoe storage cupboard also with a fitted mantle above. Two restored wood panel doors open to the lounge-diner and a further door opens to a lobby.

### Lounge-Diner

28'05 into bay x 13'11 (8.66m into bay x 4.24m)

Formerly two separate rooms, this generous lounge-diner has been opened up by the current owner to offer a sociable, open-plan family space. This generously proportioned room oozes character with its period features including a fireplace which houses a multi-fuel 'Morso' cast-iron stove and benefits from a new chimney flue liner. Enjoying a large bay window to the front aspect which allows for additional space and plenty of natural light, the immaculate decor comprises restored wooden floorboards and fresh white walls with a contrasting teal-green feature wall. Within the dining area is a set of double French doors which open to a rear garden terrace. Also located here are two radiators and a television aerial point.

### Lobby

The stylish patterned timber floorboards as featured in the entrance hall continue to this space which provides access to a partially glazed external side door and a large understair cupboard providing ample storage space. Warmed by a column radiator, the decor is light and airy and features a tropical-inspired wallpaper print on one of the walls. This space continues to the kitchen-diner through a wooden panel door and a further door fitted with a full-length mirror opens to a cloakroom.

### Ground Floor Cloakroom

Featuring a delightful wood cabin-inspired theme, this useful downstairs cloakroom has a timber-effect laminate floor and coordinating walls. With an opaque-glazed window to the side aspect, this room includes a modern dual-flush w.c. and a rectangular wall-mounted hand basin with a chrome mixer tap. Also located here is a wall-mounted mirror and a contemporary geometric pendant light shade.

### Kitchen-Diner

19'01 x 11'09 (5.82m x 3.58m)

This stunning kitchen-diner is a substantial size and has been completely renovated to a high standard. High-quality fitted cabinetry is finished in contemporary gloss-white and offers a range of base units with an extensive range of deep pan drawers which feature a clever double-drawer space-saver design. A solid oak countertop incorporates a gas hob with an electric oven beneath, and a stainless steel sink and drainer with a swan neck mixer tap in chrome. This kitchen has been designed to offer under-counter space for two laundry appliances and a large fridge-freezer can be neatly housed next to a tall larder cupboard with a wall-mounted cabinet above and to the side. Stylish lighting is provided by LED recessed spotighting and natural light fills the room from two windows to the side aspect, a further window to the rear aspect and newly installed double French doors which open to the rear garden. With plenty of room to accommodate dining furniture, the room also includes a traditional-column radiator and a laminate large-scale tile floor in a grey stone-effect.

### First Floor Landing

Upon reaching the top of a wooden staircase painted in grey and white, a spacious first-floor landing is revealed which enjoys natural light from a window to the side aspect. A crisp white decor maximises the natural light and enhances the feeling of space. Warmed by a radiator, this space has restored wooden floorboards painted in white which continue throughout the bedrooms. A generous built-in storage cupboard houses a new water tank and a regularly serviced Vaillant gas boiler. With two dome-shaped glass lampshades on the ceiling, this area provides access to a partially boarded loft space. Four matching traditional panel doors in white lead to three double bedrooms, a family bathroom and a cloakroom.

### **Bedroom One**

*19'03 x 11'10 (5.87m x 3.61m)*

Boasting dual aspect windows that bathe the room in natural light, this bedroom offers a vast amount of space to accommodate furniture and is warmed by two radiators. Showcasing charming character with traditional picture rails and deep skirting, this room has a fresh white interior with a beautiful tropical bird-themed feature wall creating vibrancy and interest.

### **Bedroom Two**

*15'06 into bay x 13'11 (4.72m into bay x 4.24m)*

With a generous bay window to the front aspect, this characterful double bedroom enjoys traditional features and has a striking feature wall in an exotic plant themed design that contrasts beautifully with the overall white decor. Creating a charming focal point, this naturally light room boasts a handsome cast iron fireplace with an original period tile inset displaying a delightful illustration. The room also benefits from several double socket points and a radiator to keep the room cosy.

### **Bedroom Three**

*13'11 x 11'10 (4.24m x 3.61m)*

Another sizeable double bedroom which also enjoys traditional period features and a beautifully finished white interior with two stylish feature walls in a illustrative desert-inspired print. An original fireplace creates a characterful focal point with its decorative period tiling and handsome surround. A window to the rear aspect has a radiator located beneath.

### **Family Bathroom**

This beautifully finished bathroom enjoys antique-effect floor tiles with a heritage star design and bevelled-edged white wall tiles in a gloss finish. Located beneath a wall-mounted mirrored cabinet, a charming vanity dresser with a marble countertop incorporates a modern rectangular hand basin fitted with a chrome waterfall-effect mixer tap. A coordinating bath with wood-effect side panelling also has a chrome waterfall-effect mixer tap and includes a new Mira shower unit over as well as a protective shower screen. Warmed by a column radiator complete with a heated towel rail in chrome, this luxurious bathroom also benefits from recessed LED spotighting, an extractor fan, and a large window to the front aspect which allows for natural light and has opaque glazing to allow for privacy.

### **Cloakroom**

Providing w.c facilities on the first floor, this space has been beautifully refurbished to coordinate with the bathroom. A dual-flush w.c is positioned beneath an opaque-glazed window to the side aspect and there is a wall-mounted rectangular hand basin with a chrome mixer tap. Featuring the heritage star design floor tiles, the stylish decor comprises midway white-painted tongue and groove wall panelling with textured wallpaper above painted in a rich inky-blue shade.

### **Rear Garden**

Accessed from the front of the property via a side timber gate or directly from either the lounge-diner, the kitchen or lobby area, this recently remodelled garden with a lawn bordered by curved flower beds exhibits an array of planting that provides a sense of tranquillity and calm. With a spacious patio area which also extends to either side of the house, the garden is fully-enclosed and exhibits an abundance of thriving shrubs, plants and trees featuring lilac and lavender, an apple and cherry tree, a mature oak tree and delicate Himalayan honeysuckle. The garden provides a sizable outdoor space and also benefits from two timber storage sheds which have been repainted and had windows replaced. The larger shed has new guttering and both sheds have useful water butts connected to the guttering to collect rainwater. There is also an external power point and an outside tap.



### **Parking**

40 Pellhurst Road comes complete with a smart gravel finished driveway to the front of the property which provides off-road parking for two vehicles.

This charming, period home is a must-see characterful property offering substantial living space and stylish finishes, set in a convenient and desirable seaside location in Ryde. An early viewing is highly recommended with the sole agent Susan Payne Property.

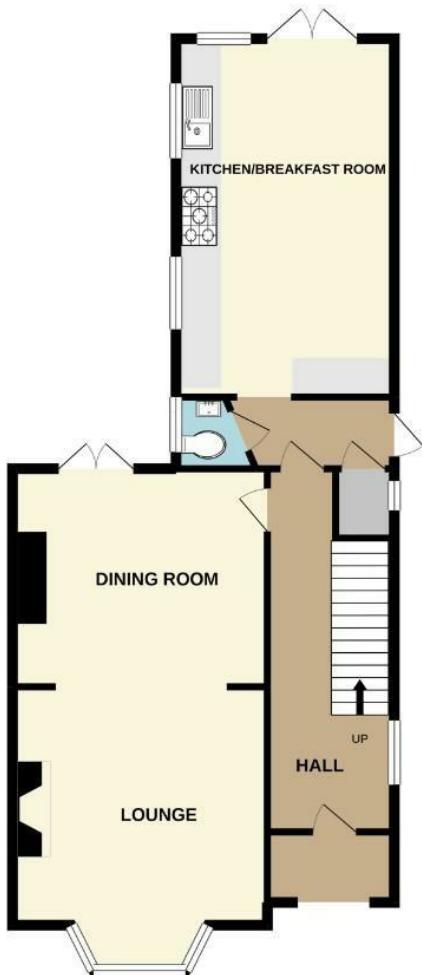
### **Additional Information**

Tenure: Freehold

Council Tax Band: E

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

GROUND FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



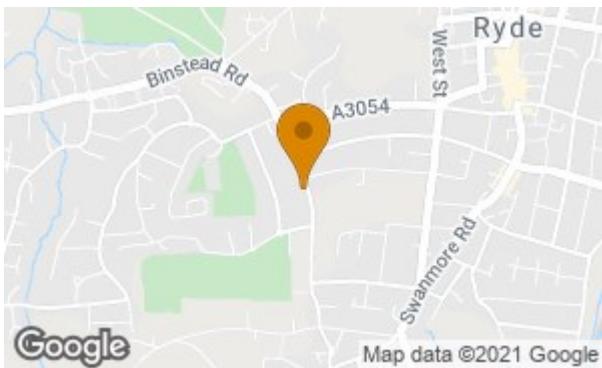
1ST FLOOR  
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA: 1596 sq.ft. (148.3 sq.m.) approx.

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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 <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		
EU Directive 2002/91/EC		
England & Wales		

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