



PROUDLY PRESENT FOR SALE

# 10, Well Street

Ryde, Isle of Wight PO33 2SG



**£260,000**  
FREEHOLD



Dating from 1882, 10 Well Street is a spacious four-bedroom, semi-detached freehold Victorian property set in a most convenient location close to the bustling town centre of Ryde.

- Characterful four-bedroom family home
- UPVC windows and central heating
- In single family ownership since the 1950s
- Short walk to Ryde town and beaches
- Close to schools and mainland ferry links
- Convenient and sought-after central location
- Retains original charm and features
- Tastefully presented throughout
- Rear garden with shed and side access
- 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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This Victorian house is deceptively spacious and represents a wonderful opportunity to create a family home in this convenient and sought-after location. In family ownership for 65 years, the current owners have lovingly maintained the property and kept it in excellent condition throughout

Situated in an elevated position in Well Street, with extensive views across Ryde, number 10 is a stone's throw from the top of Ryde's High Street and the eclectic mix of cafes and independent shops that abound in the town. There are also good local schools nearby as well as high speed mainland ferry links. Ryde is renowned for its miles of sandy beaches and the many amenities to be found on the esplanade are just a short walk away.

Accommodation comprises of a welcoming entrance hall, lounge, dining room, kitchen and bathroom on the ground floor, with four bedrooms and a cloakroom on the first floor. There is a front terrace, side access and a charming rear garden complete with a shed.

### **Welcome to 10 Well Street**

From popular Well Street, steps lead up to a low maintenance front garden and on to the yellow-brick façade, which is highlighted by smart green and white paintwork. An original arch leads into a storm porch, complete with a security light, cream painted brick walls and Victorian tile floor, and on to the immaculately presented front door.

### **Entrance Hall**

*extending to 19'5 (extending to 5.92m)*

The Victorian character of this home is immediately apparent from the welcoming entrance hall, with high ceilings and a period mahogany balustrade on the stairs to the first floor. A window into the dining room helps to keep the hallway light and bright and there is a pendant light and a radiator. A large under stairs cupboard provides useful storage and there is also a fitted cupboard by the front door which is home to the electric meter. Doors lead to the lounge, dining room and kitchen and the entrance hall is finished with neutral décor.

### **Lounge**

*14'8 x 11'10 max (4.47m x 3.61m max)*

The space in the generously proportioned lounge is enhanced with the bay window to the front aspect and high ceilings. Period cornicing and deep skirting boards add character, as does the chimney breast which is home to a tiled fireplace and also has built in shelving either side in each alcove. There is also a radiator.

### **Dining Room**

*11'10' x 11'10 max (3.61m' x 3.61m max)*

Another good size room with a large south facing window looking over the rear garden fills the dining room with light. A feature window lets additional light from the hallway into this room. A chimney breast has an elegant fire surround and electric fire, and has useful built in shelving in each alcove.

### **Kitchen**

*10' x 9'2 (3.05m x 2.79m)*

The fitted kitchen comprises of a mixture of floor and wall units, with natural timber cupboard fronts with white roll-edged worktops. A stainless-steel sink and drainer has a mixer tap and is located beneath a window with an outlook over the garden. There is space for a fridge, freezer and oven, and space and plumbing for a washing machine. A sliding door leads into the rear lobby and a feature window with useful shelving provides a place to show off decorative kitchenware. The kitchen is finished in neutral tones and has a lino floor.

### **Lobby**

Perfectly positioned as a boot room, with a UPVC door leading to the back garden, the lobby is an extremely useful space, with neutral walls and lino floor. There is full height built in shelving to one end and a door leads into the bathroom.



### **Bathroom**

The good size bathroom is fully tiled in neutral shades and has a timber panel ceiling complete with a low level light. There is an enamel bath in white, with chrome taps and a matching basin and WC. The bathroom also benefits from a white heated towel rail and a lino floor.

### **First Floor Landing**

The staircase and mahogany balustrade ascend to the first floor gallery landing, which is spacious enough to accommodate a desk or reading chair. Doors lead to all four bedrooms and to the WC.

### **Bedroom One**

*14'6 x 11'10 max (4.42m x 3.61m max)*

The largest bedroom benefits from a bay window, which provides lovely views across the rooftops of Ryde with glimpses of the Solent in the distance. The high ceilings continue on the first floor, and bedroom one has original cornicing and deep skirting boards. A radiator is located on the chimney breast.

### **Bedroom Two**

*11'11 max x 11'10 (3.63m max x 3.61m)*

Another generously proportioned bedroom, with a south facing window looking over the back garden. A chimney breast has alcoves either side, with built in cupboards, one of which is home to the regularly serviced British Gas combi boiler. There is a radiator under the window.

### **Bedroom Three**

*9'10 x 9'4 (3.00m x 2.84m)*

A small inner hall leads to bedroom three, to the WC and gives access to the loft. Bedroom three is well proportioned and benefits from a south facing window looking over the garden with a radiator under.

### **WC**

With a small window with patterned glass for privacy, a white WC and a lino floor, this first floor cloakroom is extremely useful.

### **Bedroom Four**

*6'5 x 6'1 (1.96m x 1.85m)*

Sharing the same views across Ryde as Bedroom One, this bedroom has floral papered walls and also has an access hatch for the loft.

### **Outside**

A paved path leads from the front garden to the secure back gate, providing a perfect area for bin storage. The gate opens onto a small terrace which is also accessed via the back door from the lobby. A path leads alongside a lawn, which is surrounded by characterful old-brick walls and mature planting. A substantial shed is a useful addition. To the rear of the plot, the wild garden presents potential for any keen gardener and affords lovely views to the east towards Oakfield.

10 Well Street is a substantial Victorian residence, ready for a new owner to put their own stamp on it, set in a convenient and desirable location on the outskirts of Ryde.

### **Additional Details**

Tenure: Freehold

Council Tax Band: C

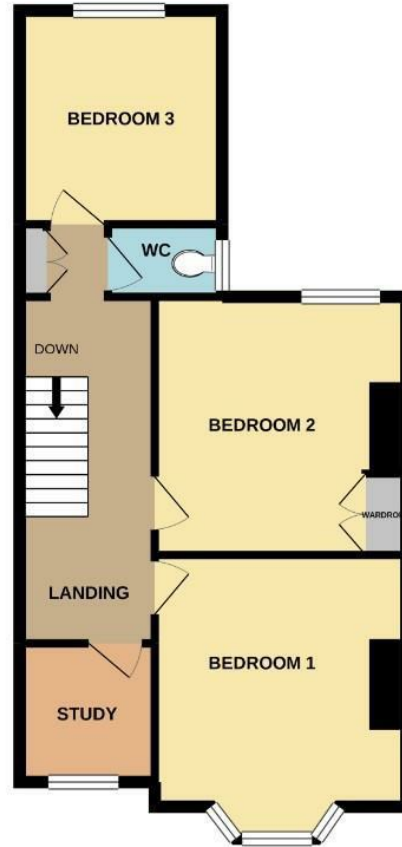
Services: Mains water, gas, electricity and drainage



GROUND FLOOR  
601 sq.ft. (55.9 sq.m.) approx.




1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.




TOTAL FLOOR AREA: 1151 sq.ft. (107.0 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 misstatement. 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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