



- No Onward Chain
- Cosy Sitting Room with Log Burner
- Beautifully Presented Throughout
- Individual Converted Former Stable Block
- Stunning Link-Detached Stone Built Cottage
- Stylish 16'5 Kitchen/Diner
- Well Tended Pretty Gardens
- Comfortable 3 to 4 Bedroom Accommodation
- Study & Second Sitting Room
- Gated Parking

The Cottage 3 The Pitts, Pitts Lane, Binstead, Isle Of Wight, PO33 3SU

£635,000

If you are really looking for a property which is typically ordinary then this beautiful cottage is not going to be for you. Originally the stables attached to the main house of The Pitts, this cottage has evolved into this stunning refurbished home which is anything but ordinary. The ground floor is wonderfully open plan combining a smart kitchen/diner and adjoining sitting room. Ancillary rooms on this floor include a handy boot room and utility room complete with cloakroom w.c. Up to the first floor and there is a second sitting room with original flagstone floor and a study or work-from-home office with access to/from the garden. A split level area provides three of the bedrooms and a well placed bathroom. A second staircase winds its way up to the tv room or guest bedroom which feels very separate from the rest of the accommodation, a room to escape to so to speak. The delightful garden sits to the west side of the cottage attracting sun to its lawns and sun deck late into the evening. They are screened from the surroundings by mature boundaries creating a secluded and peaceful environment. A private gateway to the cottage and its graveled driveway is accessed via the main entrance to The Pitts from Pitts Lane in-keeping with its cloistered feel. The highly regarded Pitts Lane provides a pleasant walk down to the nearby beach and golf course. It also connects to The Coastal Path which circumnavigates the entire coastline around the Island. The local principal town of Ryde offers one of the best consolidations of retail shops and associated facilities found on the Island. Here you will find regular passenger crossings to the mainland and in the adjoining village of Fishbourne is the car ferry to Portsmouth Harbour. For those looking to enroll children at Ryde Independent School you will find this well respected school a mere 5 minute drive from this exciting cottage.



Accommodation

Entrance

Sitting Room

15'1" x 9'8" (4.60m x 2.95m)

Boot Room

8'9" x 6'5" (2.67m x 1.96m)

Kitchen/Diner

16'4" x 14'9" (5.00 x 4.50)

Utility Room/Cloak Room

8'8" x 7'11" (2.64m x 2.41m)

Stairs to :

Upstairs Sitting Room

15'9" x 13'1" (4.80m x 3.99m)

Inner Lobby

Stairs to upper floor.

Study

15'6 max x 6'9 (4.72m max x 2.06m)

Bedroom 1

15'0 x 10'5 including wardrobes (4.57m x 3.18m including wardrobes)

Bedroom 2

15'0 x 9'6 including wardrobes (4.57m x 2.90m including wardrobes)

Bathroom

6'9" x 4'7" (2.06 x 1.42)

Stairs to Landing

Bedroom 3

11'6" x 6'10" (3.51m x 2.08m)

Stairs to Landing

TV Room/Bedroom 4

15'3" x 9'8" (4.65 x 2.95)

Gated Parking

A five bar gate opens onto the gravel drive and parking area. Comfortable spaces for 3 to 4 vehicles.

Basement

A series of connected rooms ideal for non-perishable storage.



Gardens

Beautifully landscaped gardens fully enclosed by fence and hedge boundaries. A two tier lawn with dry stone wall retained shrub beds. A wall built from wooden sleepers retains the sweeping lawns and raised sun deck. The garden is exposed to sun throughout the day. A loose stone pathway leads to the garden shed. Ornamental trees sit along the boundaries creating welcomed screening from the surroundings. A peaceful setting within a lovely environment.

Garden Shed with Solar Panels

17'5" x 7'5" (5.31m x 2.26m)

A wooden construction. Power and lights. Double glazed doors and windows. Overlooks the pretty garden. Solar panels on south facing roof elevation, these are owned outright by the vendor and regularly return some £1200 per annum on the current tariff.

Council Tax

BAND D

Services

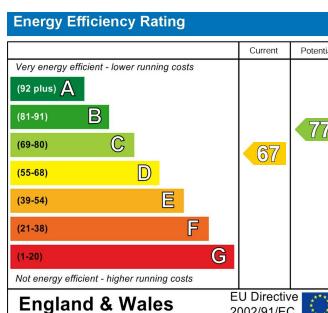
Unconfirmed gas, electric, telephone, mains water and drainage.

Tenure

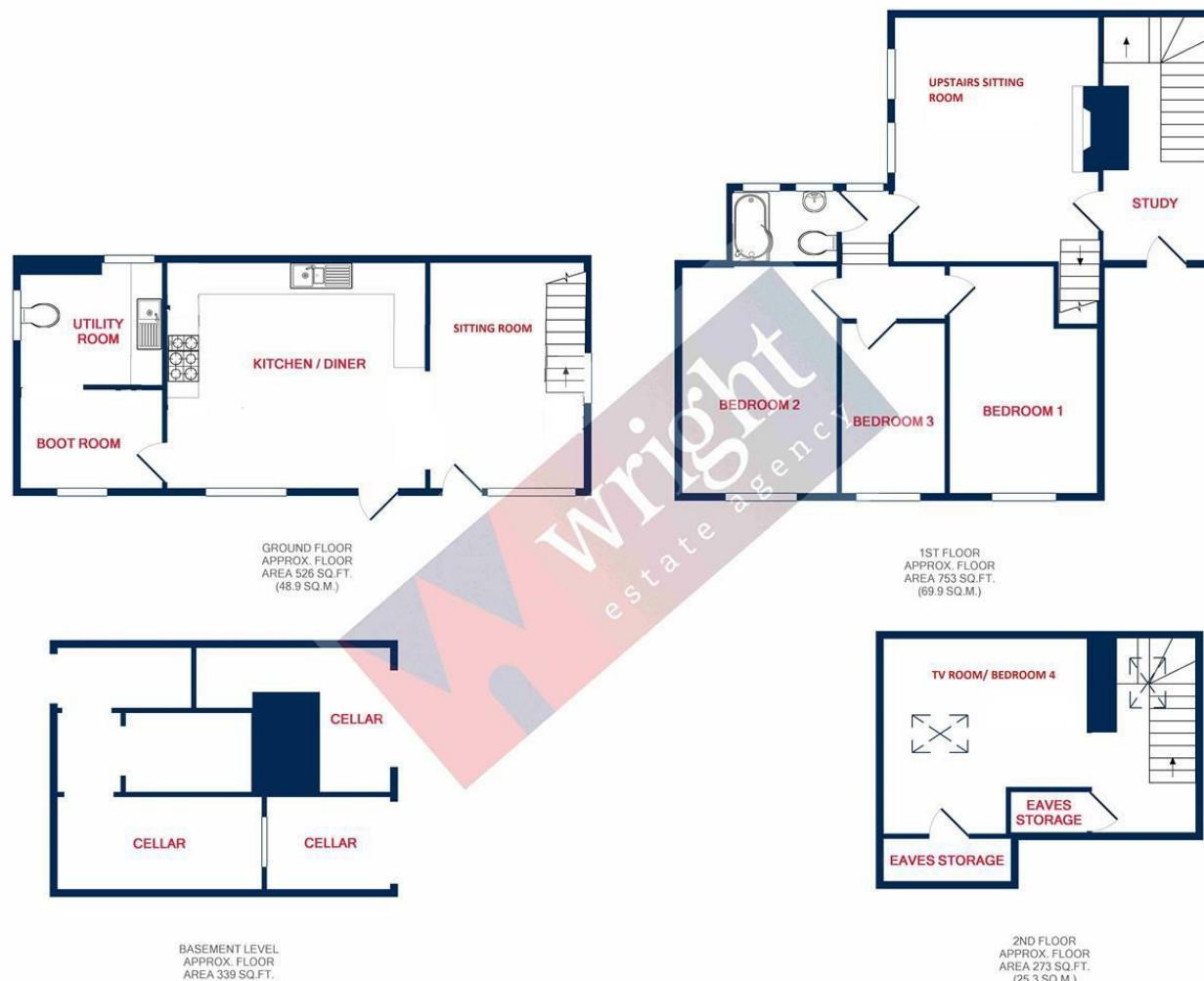
Freehold

Agents Note

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 service systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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