



- CASH ONLY. Charming Converted Fisherman's Cottage
- Substantial (59'6 x 29'6) Barn/Stables Attached to Cottage
- Wonderful Outlook and Views from Cottage
- Good Equestrian Facilities- Stables, Yard, Paddock and Water
- Set in 5.0 Acres (total area)
- Life-Style Purchase in Stunning Position
- Gated & Graveled Parking Areas
- Modest 2 Bedroom Accommodation with Scope to Extend
- Grounds Include a Natural Fish Pond, Paddock, Field and Stable Yard
- Attracts Local Wildlife including Ducks & Moorhens

Fishermans Cottage Smallbrook Lane, Ryde, PO33 4BE

£350,000



Nestled in the charming Smallbrook Lane, on the outskirts of Ryde, this delightful barn conversion offers a unique opportunity for those seeking an idyllic countryside lifestyle. The property boasts character by the bucket-load, adding to its charm and appeal.

Upon entering, you are greeted by a cosy reception room overlooking the pond, perfect for relaxing or entertaining guests. The property features two snug bedrooms, ideal for a small family or as a peaceful retreat. The bathroom & kitchen provide convenience and comfort for everyday living.

One of the standout features of this property is the ample parking space for up to 8 vehicles, ensuring both convenience and practicality for residents and visitors alike.

For those with an equestrian passion, this property presents an exciting opportunity with its own field, paddock, stable yard, and stables/barn. Imagine the joy of owning horses and exploring the picturesque surroundings at your leisure.

Furthermore, the property offers the potential to extend the accommodation by converting the barn, subject to planning permission. This opens up a world of possibilities for creating a bespoke living space tailored to your needs and desires.

In addition to the charming living spaces, the property also features a natural pond, adding a touch of tranquillity and natural beauty to the surroundings.

Overall, this barn conversion in Ryde is not just a property; it's a lifestyle opportunity waiting to be embraced. Whether you're looking to escape the hustle and bustle of city life or pursue your passion for equestrian activities, this property offers the perfect canvas for creating your dream rural retreat.





# Accommodation

## Porch

## Entrance Hall

## Open Plan Living/ Dining/ Kitchen

27'11" x 12'8" (8.51m x 3.86m)

## Bedroom

13'8" x 10'5" including wardrobes (4.17m x 3.18m including wardrobes)

## Box Room/ Bedroom 2

7'6" x 5'4" (2.29m x 1.63m)

## Bathroom

7'10" x 4'9" (2.39m x 1.45m)

## Atcost Barn

59'6" x 29'6" (18.14m x 8.99m)

Concrete block and brick construction with a corrugated roof. Currently divided into stables and storage.

## Potential Development

With a total of 5 acres and a substantial barn attached to the cottage it is easy to see that there is potential to develop this site further. We feel sure that all alterations, conversions or additions will attract the need for planning approval and would encourage any interested parties to make their own enquiries before any commitment to purchase. Please note that we are of the opinion that it is highly unlikely that a prospective purchaser would obtain planning approval to demolish the existing building in favour of a completely new scheme.

## Grounds

The overall ground extends to some 3.5 acres including the pond. It is currently divided into pond-side gardens, a paddock, a field and a stable yard. This is an idyllic spot peripheral to Ryde with Smallbrook Lane to one side and miles of countryside to the other. Fisherman's Cottage sits adjacent to Smallbrook Farm which is now residential and no longer run as a working farm.



**Pond**

A natural pond edged by trees and filled with reeds and fish. As the water level naturally rises in times of heavy rain drainage pipes and a channel will take away excess water to feed in to local water courses.

**Parking**

The graveled parking areas accessed via 5-bar gates with plenty of parking space for vehicles.

**Council Tax**

Band C

**Tenure**

Freehold

**Construction Type**

Brick and stone elevation extension to barn.  
Partial clay peg-tile roof. Oak frame.

**Flood Risk**

Very Low Risk

**Mobile Coverage**

Coverage Available: O2 & Vodafone Limited  
Coverage: EE & Three

**Broadband Availability**

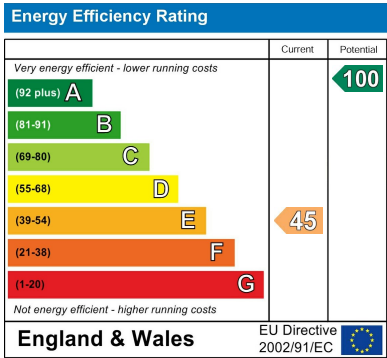
Openreach Network. Standard speed.

**Services**


Unconfirmed electric, water and private cesspit.

**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.




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