



- No Onward Chain
- Huge Potential to Modernise & Remodel
- 3 Further Reception Rooms
- Close to Beach & Shops
- Impressive Detached Character Residence
- Mature Gardens
- Former Coach house & Stable in Garden
- Generous 4 Bedroom Accommodation
- Study/Bedroom 5
- Sought After Central Location

7 Wood Street, Ryde, Isle of Wight, PO33 2DH

**£525,000**

This substantial character detached house is situated within Ryde's historic conservation area and, as such, is within comfortable walking distance of the town centre and beach. The charming facade conceals a wealth of accommodation divided at ground floor into four reception rooms, the kitchen and a handy utility room. Stairs from the sizeable entrance hall rise to the first floor where there are four bedrooms to choose from and a bathroom. The interior has been well cared for over the years yet now offers exciting scope to modernise to complement its character features and we feel sure it is well worthy of such efforts. Mature yet manageable gardens screen the house to the front and rear with scope for further landscaping. A gated driveway offers parking for 3 vehicles and leads to the timber garage and adjoining former coach house and stable. The former coach house does offer scope to convert or upgrade for other purposes in our opinion. This coastal town of Ryde arguably offers one of the best selections of retail shops and services found anywhere on the Island. The town is also well known for its sandy beaches, iconic pier and regular passenger crossings to the mainland. Ryde is also home to Ryde Independent School, a private school held in very high regard.



# Accommodation

## Entrance Hall

22'3 x 3'8 (6.78m x 1.12m)

## Living Room

16'7 x 13'3 max (5.05m x 4.04m max)

## Sitting Room

12'6 x 12'1 (3.81m x 3.68m)

## Dining Room

12'10 x 11'6 (3.91m x 3.51m)

## Kitchen

17'6 x 6'8 (5.33m x 2.03m)

## Utility Room

7'0 x 6'7 (2.13m x 2.01m)

## Rear Lobby

## Built in Storage

## Cloakroom W.c

## Study/Bedroom 5

12'9 x 10'3 (3.89m x 3.12m)

## Landing

## Separate W.c

## Principle Bedroom

16'7 x 13'11 max (5.05m x 4.24m max)

## Bedroom 2

15'0 x 12'5 (4.57m x 3.78m)

## Bedroom 3

11'9 x 10'4 (3.58m x 3.15m)

## Bedroom 4

12'9 x 10'0 (3.89m x 3.05m)

## Bathroom

15'3 x 6'10 (4.65m x 2.08m)



### Gardens

The frontage is laid to lawn and filled with an array of established shrubs. The mature hedge kerb-side boundary screens the garden to the front. Side access to the rear garden. Paved pathways. The rear is also laid to lawn, and again, filled with mature ornamental trees and shrubs. A solitary silver birch stands to one side. Fence and stone wall boundaries enclose the garden. Paved patio area.

### Wooden Garage

15'8 x 11'8 (4.78m x 3.56m)

Double doors. Windows to either side. In poor condition.

### Gated Driveway

Spaces for up to 3 vehicles.

### Former Coach House & Stable

19'9 x 15'1 (6.02m x 4.60m)

Brick and stone built with rendered pebble dashed external elevations. Pitched roof. Large double doors. Loft room. Huge potential to convert subject to all the relevant permissions and alterations.

### Tenure

Long leasehold

### Council Tax

Band E

### Services

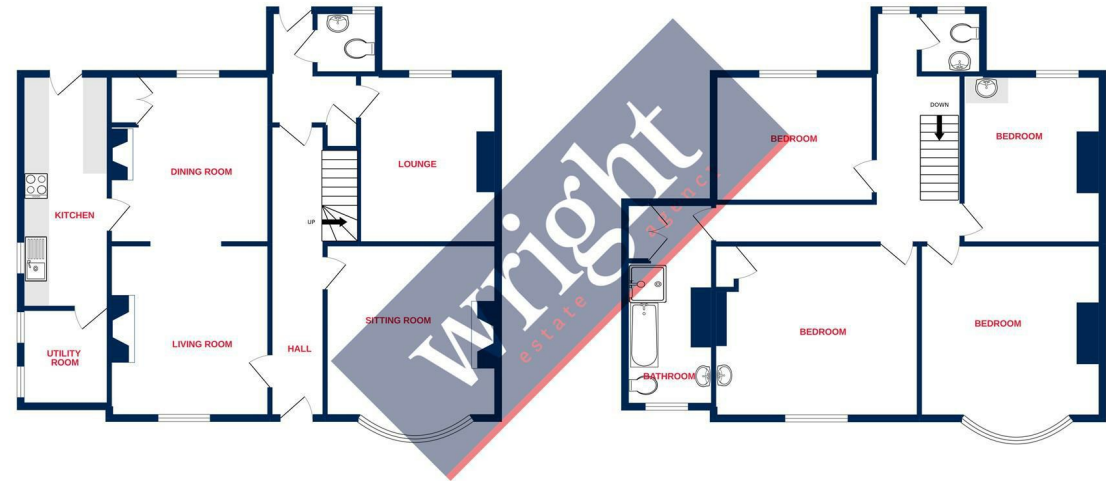
Unconfirmed gas, electric, telephone, mains water and drainage.

### 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.

GROUND FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.

1ST FLOOR  
936 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 1936 sq.ft. (179.9 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 mis-statement. 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>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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	

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.