



Trigghomes.

**£425,000 Freehold**

## Ryde, Isle of Wight



- **Beautifully Presented Stone-Built Lodge**
- **Circa 1860**
- **Sympathetically Extended by Current Owner**
- **Finished to an Extremely High Standard**
- **Blending the Old with the Modern**



Call 01983-525710 to view this home, or visit [www.triggiow.co.uk](http://www.triggiow.co.uk) for more details.



## About the property

Set within the highly regarded Appley area of Ryde and just a short stroll from the sandy shoreline of Appley Beach, this beautifully presented stone-built detached bungalow is a truly distinctive home, believed to date back to circa 1860. Instantly recognisable from the front thanks to its striking stone façade, the property has been thoughtfully and sympathetically extended by the current owner, perfectly complementing its original character while providing high-quality modern living.

The bungalow has undergone comprehensive renovation to an exceptional standard throughout, creating a home that is ready to move straight into. Externally, the property now benefits from parking for several vehicles, a rare and valuable feature in this sought-after location. There is also a large storage shed in the courtyard, with electrics and a radiator, which would make an ideal workshop or hobby room.

Internally, the accommodation begins with a generous entrance hall offering excellent built-in storage. From here, a well-appointed utility room with WC provides practical everyday convenience and opens directly onto a charming, private courtyard garden. This secluded outdoor space is filled with mature planting and offers a peaceful spot for relaxation or entertaining.

The property offers two spacious double bedrooms, both served by their own en-suite facilities. The principal bedroom is particularly impressive, featuring a dedicated dressing area and a luxurious en-suite bathroom with both bath and separate shower. The second bedroom also benefits from a dressing space and a stylish en-suite with a walk-in shower.

The heart of the home is the stunning open-plan living space, finished to an extremely high standard. The kitchen is fitted with sleek granite worktops and a range of high-end appliances, including a quality cooker and instant boiling water tap. A dedicated bar area and wine storage add an extra touch of luxury, making this space ideal for both everyday living and entertaining.

Perfectly positioned within easy reach of Ryde's local amenities, including the Tesco Superstore, Union Street and the High Street, this exceptional home will appeal to buyers seeking a character property that combines period charm with modern refinement in one of the town's most desirable coastal locations.

Local Authority - Isle of Wight Council  
Council Tax Band - D  
Tenure - Freehold

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen/Diner Area 12'7 x 10'

Lounge 15' x 13'2

Bar Area

Master 10' x 9'1

Dressing Room and En-suite Bathroom

Bedroom 2 11' x 7'10 En-suite

Utility Room 9'3 x 6'8

### OUTSIDE

Gravel Driveway

Paved Areas

Storage Shed with Electric & Radiator

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggio.co.uk](http://triggio.co.uk)**