

## Havenstreet, Ryde, Isle of Wight



- **3.5 Acres and Stables**
- **Well presented detached home**
- **Beautiful countryside views**
- **Driveway**
- **Village location**



## About the property

A fabulous opportunity to purchase a detached home in the heart of Havenstreet village and with land of approx. 3.5 Acres plus stabling and access from both the property and a separate track too.

Havenstreet is the perfect hub for those wanting access to stunning countryside, walking, cycling and particularly the area is well known for horse riding. Firestone Copse, the Steam Railway Station and lots of different woodlands and copse can be found within a short stroll.

Driveway parking to the front, the property looks a lot smaller from the road than it might seem. The property in fact houses three bedrooms over two floors, with an upside down arrangement which ensures the living spaces make the best use of the far reaching countryside views.

The property has bright, light and airy accommodation, with recently fitted windows and doors throughout. The property offers a modern layout with a kitchen-diner space and a spacious lounge.

The outside space is truly impressive, a 3.5 acres of level ground which is accessed from both a separate track and from the bottom of the garden. Split into three separate paddocks, this property really must be viewed to appreciate the land on offer.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Shower Room

Lounge 14'7 x 11'0

Kitchen/Dinner 17'0 x 11'1

Conservatory 12'7 x 5'1

### LOWER GROUND FLOOR

Landing

Bedroom 1 15'1 x 13'2

Bedroom 2 10'9 x 8'4

Bedroom 3 10'9 x 6'9

Bathroom

### OUTSIDE

Driveway

Easy Maintenance Front Garden

Side Access

Rear Garden

Stable Block & Tack Area

Three separate paddocks amounting to approx 3.5 acres

Track access from road

## 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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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			