

SPENCE WILLARD



The Chart House Bullen Road, Ryde, Isle of Wight, PO33 1QB

A beautifully situated semi-rural residence enjoying glorious westerly views across its own gardens, ancient woodland and to open fields beyond.

VIEWING

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The Chart House sits comfortably within private grounds extending to approximately 10 acres, incorporating a charming courtyard setting and an excellent range of outbuildings including offices, garaging, stabling, parking and extensive storage. Expansive gardens extend into ancient woodland consisting of magnificent oak trees, bordered by a stream magical walks throughout.

The established walled gardens are a particular feature, with organic beds and a potting shed, while pathways lead through the grounds towards areas of woodland, creating a wonderful and secluded setting.

The house itself is both characterful and well-proportioned, offering a variety of excellent reception spaces. The drawing room is centred around an impressive inglenook fireplace and enjoys a bay window overlooking the grounds. The kitchen and dining room have been thoughtfully arranged with entertaining in mind, forming the heart of the home. In total, the accommodation comprises four bedrooms within the main house, in addition to a self-contained annexe with its own sitting room and kitchen.

A comprehensive range of outbuildings provides exceptional versatility, including garaging, workshops, a pottery studio and a gym, offering considerable potential for conversion to ancillary accommodation, home offices or holiday letting, subject to the necessary planning consents.

Location

The Chart House is located on the outskirts of the pretty coastal village of Seaview which is a short walk from a good selection of places to eat, a popular sailing club and further beaches, ideal for a range of water sports and walks, while the vibrant village community of Bembridge and St Helens is a 7-10 minute drive. The seaside town of Ryde is 10 minutes' drive and offers a good range of shops and restaurants, a marina, an excellent sandy beach and Ryde School. There are frequent and fast hovercraft and ferry passenger services to Southsea Portsmouth Harbour and (taking 10/20 minutes)

connecting with fast, direct trains to London Waterloo.

Accommodation

Ground Floor

The entrance hall provides a welcoming space with useful storage, coat hanging areas and a cloakroom/W.C.

Kitchen / Dining Room

The open-plan kitchen and dining room form the focal point of the house. The kitchen is fitted with a traditional range of undercounter and wall mounted storage units with tiled work surfaces and a Franke 1.5 bowl stainless steel sink. Appliances include a five-ring ceramic hob, oven and grill, a semi-integrated dishwasher and additional Neff grill. A useful boot room lies adjacent, providing access to the courtyard.

The dining area is full of character, featuring picture rails, an exposed beam and sliding doors opening into a delightful garden room which is a light filled space with double doors opening onto the garden, with far-reaching views across the grounds.

The sitting room is accessed via double doors and benefits from a dual aspect, with sliding doors to the garden and a gas fire set on a flagstone hearth while the drawing room is an particularly impressive space with windows enjoying the rural view and overlooking the front and centred around a large inglenook open fireplace.

First Floor

A staircase rises to a bright galleried landing with a large window framing far-reaching countryside views, with glimpses towards The Solent.

There are four well-proportioned double bedrooms, all enjoying attractive outlooks, with three benefitting from built-in wardrobes. The principal suite includes an en-suite bathroom, walk-through dressing room and access to further storage space, which offers potential for additional accommodation if required.

A family bathroom serves the remaining bedrooms, and the landing also incorporates a laundry cupboard and airing cupboard housing the hot water cylinder.

Annexe

The self-contained annexe provides highly flexible accommodation, ideal for multi-generational living or guest use. It comprises a sitting room with sliding doors opening onto the garden and enjoying a westerly aspect, a kitchenette, bedroom with built-in storage, and an en-suite shower room.

Cellar

A cellar is accessed below the staircase and is ideal for wine storage with power and light.

Outbuildings





Arranged around the courtyard is an extensive range of outbuildings offering excellent flexibility.

These include a large quadruple garage building with loft storage, a gym, studio/pottery room and W.C. A substantial detached workshop (approximately 12.2m x 6.2m) is equipped with power, lighting and fitted workbenches. There is also space for a gym, pottery workshop and in the walled potting sheds and stores.

Beyond the courtyard and accessed via a separate entrance with a five-bar gate, is a further range of useful outbuildings including pole barns, stable blocks, a tack room and additional garaging, together with generous parking provision.

Gardens and Grounds

The gardens and grounds are a particular highlight, extending to approximately 5.8 acres in addition to the 4 acres of ancient woodland. A formal lawned terrace surrounds the house, complemented by wildflower meadow areas and a variety of mature trees.

The productive walled garden includes raised beds, fruit cages, a polytunnel, greenhouse, large potting shed and additional brick-built store. Separate vehicular access serves this area.

Services

Mains electricity, water and drainage are connected. Heating is provided by electric ceiling heating. The annexe shares the same utility connections to the house.

Tenure

The property is offered freehold

Council Tax

Band G - House
Band A - Annexe

EPC

Rating F

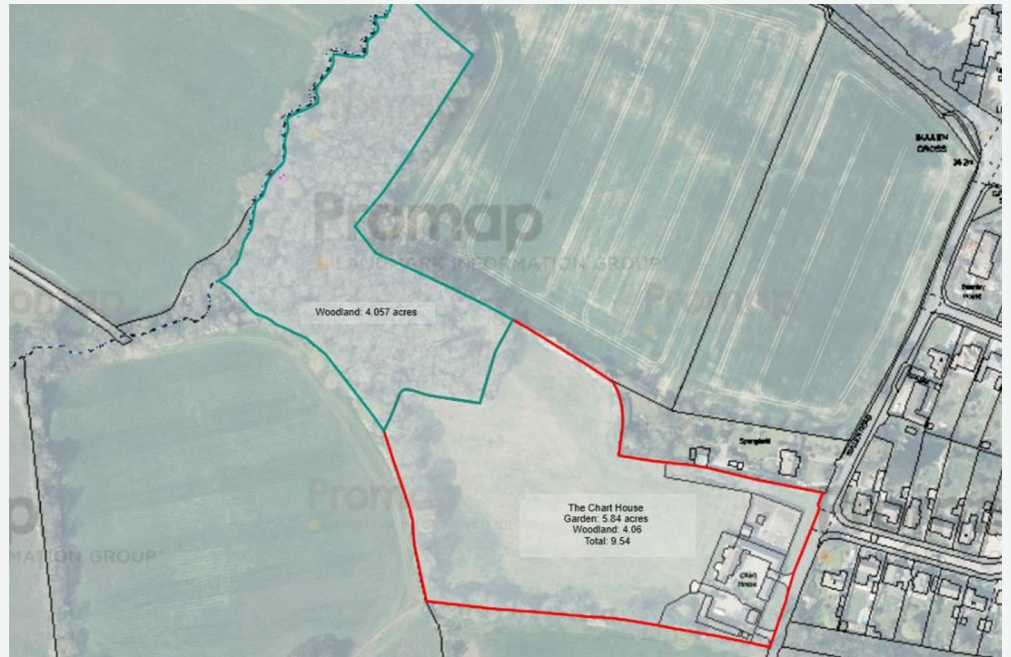
Postcode

PO33 1QB

Viewings

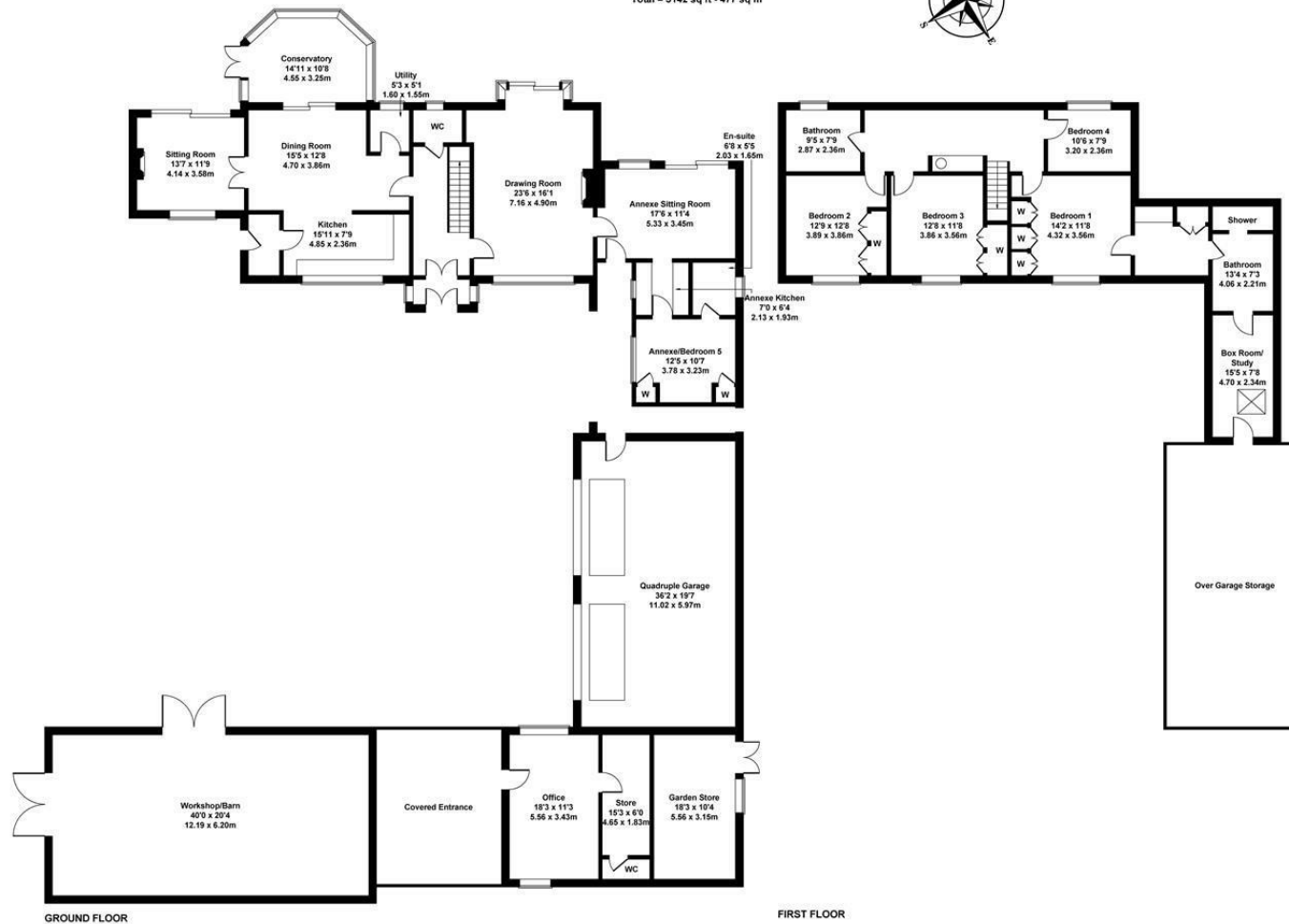
Strictly by prior appointment with the sole selling agents, Spence Willard.





The Chart House

Approximate Gross Internal Area
 House = 3102 sq ft - 288 sq m
 Garage = 705 sq ft - 65 sq m
 Outbuildings = 1335 sq ft - 124 sq m
 Total = 5142 sq ft - 477 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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