



10 Carters Paddock

Roebeck Country Park, Carters Road, Ryde, Isle of Wight PO33 4BP

£120,000
LEASEHOLD (LICENCE)



Nestled in the peaceful Carters Paddock, annexed to Roebeck Country Park offers a brand new collection of deluxe holiday lodges within an exclusive gated setting.

- Luxury, two-bedroom country park holiday lodge
- Already on-site and available immediately
- Generous, wrap-around terrace and garden area
- Private parking and no through traffic
- 365 days occupancy as a second/holiday home
- Set within an exclusive, gated paddock
- Fantastic holiday letting income opportunity
- Rural park setting with ancient woodland and fishing lakes
- Integrated appliances and fully furnished
- Close to local amenities, beaches and mainland ferries

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Offering a luxurious lifestyle within a secure, private setting, Carters Paddock is a brand new development of 27 high-specification holiday lodges, in a gated community annexed to the idyllic Roebeck Country Park on the outskirts of Ryde. Providing ample space between each plot, the lodges come complete with private parking, a small private garden area, and a spacious sun terrace providing a wonderful spot to relax and soak up the peaceful setting and beautiful views. Internally, the lodges are bathed in natural light thanks to the abundance of well-placed windows and offer exceptional attention to detail with sumptuous, contemporary finishes including high-quality furnishings, and modern-day luxuries such as ensuite shower rooms, stylish kitchens with integrated appliances, and spacious open plan living areas which open to the decked terrace.

Surrounded by stunning rural views of the Ashey Valley, Carters Paddock is a family-owned park which is well-maintained to ensure a thriving natural environment for residents and local wildlife to enjoy. Offering plenty of opportunity to relax and unwind, the pet-friendly landscaped grounds offer a serene ancient woodland area to wander through and two private fishing lakes exclusively for residents to enjoy. The park is well-connected to numerous countryside walks and is just a short drive to a whole host of amenities in the seaside town of Ryde offering boutique shopping, a range of eateries, supermarkets, spacious stretches of sandy beaches and those all important mainland ferry links to the mainland.

Offering a luxurious lifestyle choice, this exclusive paddock development provides an unrivalled opportunity to purchase a luxurious holiday home with the potential of a fantastic additional holiday-let income if desired.

Welcome to Carters Paddock

Upon entering the park, Carters Paddock is located immediately on the left-hand side and accessed via a private gate which opens into this exclusive paddock setting enclosed by boundary fencing.

The Causeway Lodge

Introducing the Causeway Lodge - a beautifully crafted holiday lodge combining contemporary style with practical luxury. Thoughtfully designed to offer year-round comfort, this lodge features a spacious open-plan living area bathed in natural light, with sliding doors opening onto a composite decking terrace—ideal for indoor-outdoor living. Inside, the bespoke handmade kitchen is fully equipped with premium AEG appliances, including a slimline dishwasher, washer/dryer, gas hob, double oven, and microwave, all complemented by light herringbone-effect vinyl flooring. The main living space includes an inset electric feature fire, wall-mounted TV point, and elegant furnishings including a freestanding corner unit and coordinating furniture. Personal touches are welcomed, with plasterboard walls allowing you to add your own splash of colour. The lodge offers two beautifully appointed bedrooms, including a principal suite with dressing room and en-suite shower room, while the twin room benefits from a large wardrobe and access to a full family bathroom. Additional features include gas central heating (Calor), ample storage, loft access, and practical design details such as a sturdy entrance carpet and cleverly concealed boiler cupboard. With composite cladding and a durable felt roof, the Causeway blends low-maintenance exterior finishes with timeless interior comfort—perfect for creating cherished holiday memories.

Additional Details

Tenure: Leasehold (Licence)

Licence Term: 50 years

Site Fees: £4250 +VAT per annum (paid quarterly). Site maintenance and management fees are included within this fee.

Pets Allowed: Yes

Council Tax Band: N/A

Services: Calor gas central heating, electricity, mains water and private drainage.

One further sited Causeway lodge is currently available with three further plots available shortly. The development will then be complete. Please call Susan Payne Property on 01983 566244 for more details.

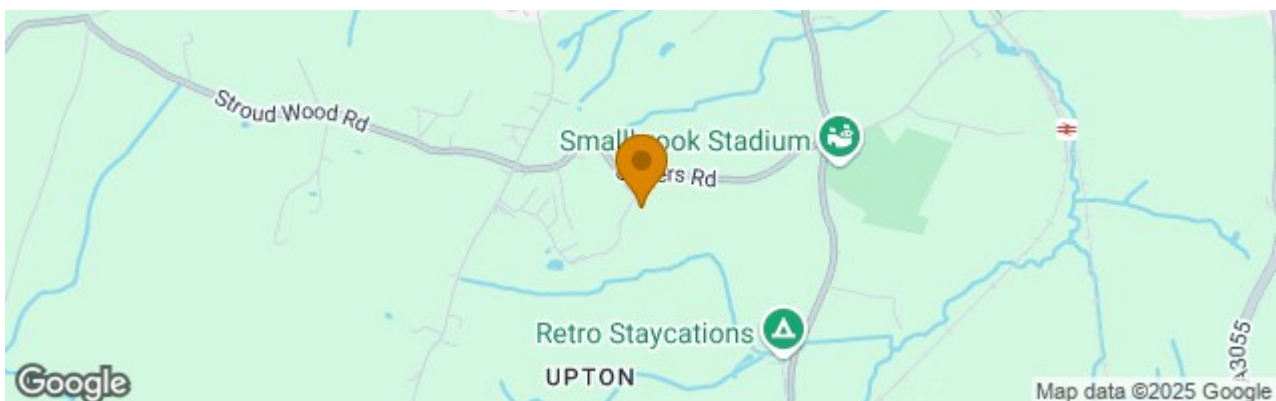


Approx Gross Internal Area
66 sq m / 711 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.