



# 1, Lower Highland Road

Ryde, PO33 1DX



**£190,000**  
FREEHOLD



Presenting an exciting opportunity to acquire a chain-free semi-detached cottage with three bedrooms, two reception rooms, a garden and driveway parking, ready for the new owners to put their stamp on.

- Semi-detached three-bedroom cottage
- Fantastic opportunity, full of potential
- Sea views from the first floor
- Rear garden with a large shed
- Conveniently positioned for island and mainland links
- Two versatile reception rooms
- Potential to reconfigure to own requirements
- Close to local amenities and sandy beaches
- Driveway parking for a vehicle
- Offered for sale chain-free

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

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Owned for the last 55 years, this charming cottage presents a fantastic opportunity to make your own and comprises an entrance lobby leading to the living room, dining room and first-floor landing. The dining room leads through to the kitchen, rear lobby, and the ground-floor shower room. The first-floor landing leads to two double bedrooms, and the second bedroom leads through to the third bedroom, both of which enjoy lovely views over Ryde town and to the Solent. The garden benefits from a large shed as well as patio space and some mature planting.

This welcoming home is situated in the suburbs of Ryde, only a short walk from the town centre and a brief drive to the extensive sandy beaches of Ryde and Appley. The bustling town centre has eclectic boutique shops and an exciting range of cafes, restaurants, bars, and traditional pubs. As the largest town on the Isle of Wight, Ryde offers a variety of activities for all ages, including a children's fun fair, numerous parks, a canoe lake, an open-air swimming pool, a ten-pin bowling alley and laser quest. With good local schools at the primary and secondary levels nearby, the property is also convenient for high-speed foot passenger ferry services to Portsmouth for those quick trips to the mainland, and the Fishbourne to Portsmouth car ferry service is located just a 15-minute drive away. Furthermore, regular transport connections across the island are within easy reach, with bus stops serving nearby St John's Hill, and the Island Line train station is just a 6-minute walk away.

### **Welcome to Cumberland Cottage**

The characterful cottage boasts a parking space to the front of the property, providing off-road parking, and a path leads to the side of the property and to the front door.

### **Entrance Lobby**

The door opens into an entrance lobby which leads to:

### **Living Room**

Featuring a large window to the front aspect, this lovely living room offers plenty of space for living room furniture, as well as an electric feature fire.

### **Dining Room**

Currently utilised as a dining room, the space offers storage from built-in cupboards as well as access to an understairs cupboard. With a window to the rear aspect and views to the garden, the space leads through to the kitchen and is enclosed by a sliding door. The electric fireplace creates a lovely feature within the room.

### **Kitchen**

Benefitting from a range of base and wall cabinets offering plenty of storage, the kitchen features a window to the side and a door leads through to the rear hall.

### **Rear Hall**

Offering access to the rear garden and to the airing cupboard, the space also opens into the shower room.

### **Shower Room**

Recently refurbished, this modern shower room comprises a large shower cubicle, a pedestal hand basin, and a WC, plus there is a window to the rear aspect.

### **First Floor Landing**

The carpeted stairwell leads up to a square landing space leading to two double bedrooms:

### **Bedroom One**

Well-proportioned and benefitting from a fitted wardrobe to one side of the chimney breast, this double bedroom enjoys a window to the front aspect and an over stairs cupboard, ideal for storage.



### **Bedroom Two**

A large window to the rear aspect enjoys views over the garden as well as reaching over Ryde town and across to the Solent. The double room also features a characterful fireplace and provides access to an over-stairs cupboard. There is also access to the third bedroom from here.

### **Bedroom Three**

The smallest of the three bedrooms offers versatility and could be utilised in a number of ways, including a single bedroom or nursery, office, or even an en-suite. A window to the rear enjoys wonderful views over Ryde and towards the Solent.

### **Garden**

Benefiting from access on one side of the house, this sunny garden is fairly low maintenance with a patio, some flower beds dotted with shrubs, plus there is a large shed and a seating area to the rear. The space provides an opportunity to create your own garden oasis.

### **Parking**

The property provides a driveway to the front of the property with parking for one vehicle. On-road parking is available on surrounding roads.

Cumberland Cottage presents a fantastic opportunity to acquire a spacious three-bedroom home with potential to make your own, situated in a highly convenient location with off-road parking. A viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

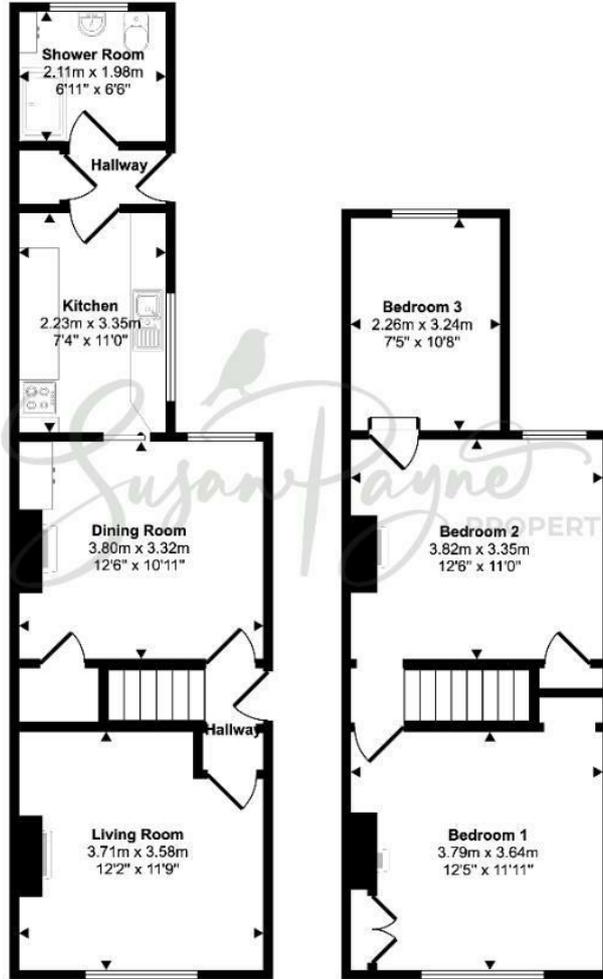
Tenure: Freehold

Council Tax Band: B (approx. £1,984.62 pa - Isle of Wight Council 2025/2026)

Services: Mains water, drainage, electricity



Approx Gross Internal Area  
82 sq m / 886 sq ft



**Ground Floor**  
Approx 44 sq m / 469 sq ft

**First Floor**  
Approx 39 sq m / 417 sq ft

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**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.