

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE



1 Brook Cottages

Marymead Close, Ryde, Isle of Wight PO33 1JU



£235,000
LEASEHOLD



Charming mews cottage in a highly convenient setting in popular Ryde, offering stylish open-plan living, two generous bedrooms, a sunny courtyard garden and private parking - ideal as a low-maintenance home or coastal retreat.

- Attractive cottage in a tucked-away, convenient setting
- Stylish open-plan kitchen/dining space with a sociable layout
- Two well-proportioned bedrooms with good natural light
- Sunny courtyard garden, ideal for relaxing or entertaining
- Perfect as a lock-up-and-leave or second property
- Moments from the town, beaches, and mainland travel links
- Comfortable separate sitting room with a calm, cosy feel
- Ground floor bathroom plus first floor cloakroom
- Covered entrance canopy creating a sheltered seating area
- Allocated parking space - a valuable benefit in this location

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

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1 Brook Cottages is a delightful mews-style home, combining characterful charm with a thoughtfully arranged layout ideally suited to modern living. The property offers a welcoming blend of cosy interiors and practical space, with an open-plan kitchen/diner forming the heart of the home and a separate sitting room providing a more relaxed retreat. Upstairs, two generously sized bedrooms are complemented by a convenient cloakroom, creating a well-balanced home that is equally suited to permanent living, weekend escapes, or investment use.

Perfectly positioned within easy reach of Ryde's vibrant amenities, the property enjoys a highly convenient setting just a short stroll from the bustling seafront, where long stretches of sandy beach and a variety of leisure activities can be enjoyed. The nearby town centre offers an excellent selection of boutique shops, cafés, restaurants, and a local cinema, while well-regarded primary and secondary schools are also close at hand. For those needing mainland connections, both the Wightlink catamaran and Hovercraft services are easily accessible, offering swift crossings to Portsmouth, while the Fishbourne car ferry is approximately four miles away. Regular public transport links, including the Southern Vectis bus station and Island Line train service, are also within easy walking distance.

Welcome to 1 Brook Cottages

Approached via a pretty, enclosed courtyard garden, the property immediately conveys a sense of charm and privacy. With a picket fence and well-maintained paving, the garden leads to a covered entrance canopy, creating a sheltered and inviting seating area, perfectly positioned to enjoy the afternoon sun. The front door opens directly into the main living space, setting the tone for the warm and welcoming interiors beyond.

Kitchen/Diner

A beautifully arranged open-plan space, combining a well-equipped kitchen with a comfortable dining area. Shaker-style cabinetry, warm wooden worktops, and soft neutral tones create a relaxed yet stylish environment. Windows and a glazed door invite natural light, while the layout provides ample space for both cooking and entertaining.

Ground Floor Bathroom

Positioned to the rear, the bathroom is fitted with a bath and overhead shower, complemented by a wash basin and WC. Finished in a clean, neutral style, it offers a practical and functional space.

Sitting Room

A separate reception room providing a calm and cosy atmosphere, centred around a feature fireplace. Generous proportions allow for comfortable seating, making it an ideal space for relaxation.

First-Floor Landing

A bright and airy landing connects the bedrooms and cloakroom, enhanced by natural light and a sense of openness.

Bedroom One

A spacious double bedroom featuring built-in storage and a soft, neutral décor. This room enjoys a peaceful outlook and benefits from its own adjoining cloakroom.

Cloakroom

Conveniently positioned off the main bedroom, offering a WC and wash basin – a convenient addition for modern living.

Bedroom Two

Another well-proportioned double bedroom, thoughtfully presented with ample space for furnishings and enjoying good natural light.

Parking

Adjacent to the row of cottages, an allocated parking space provides a fantastic benefit to the property.



This charming and well-located cottage offers an appealing combination of character, practicality, and lifestyle convenience, all within easy reach of Ryde's vibrant coastal setting. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Leasehold

Lease Term: 880 Years from 11 October 1853 (707 years remaining)

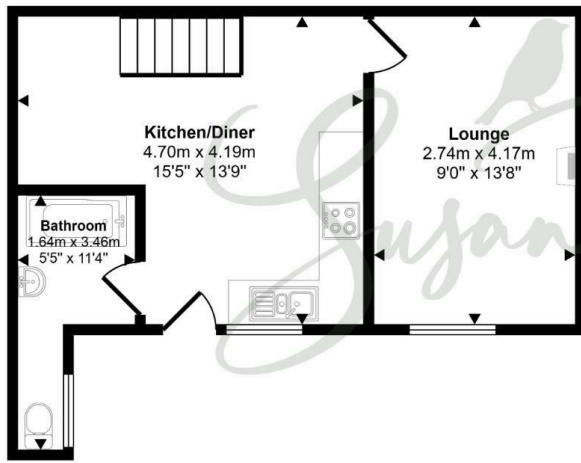
Ground Rent & Maintenance Charge: £0 per annum

Council Tax Band: B (Approx £1950.55 for 2026/27)

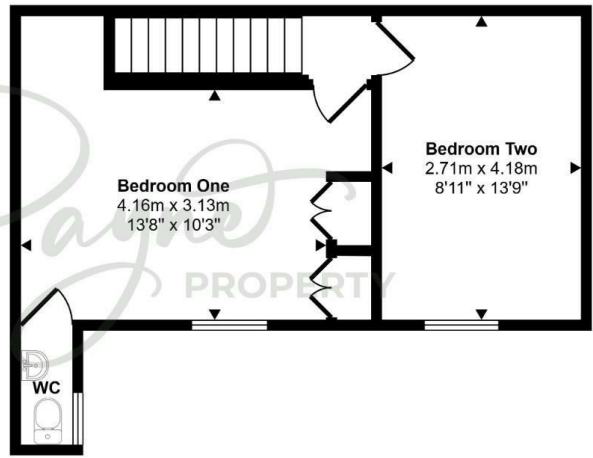
Services: Mains water, gas, electricity and drainage



Approx Gross Internal Area
66 sq m / 708 sq ft

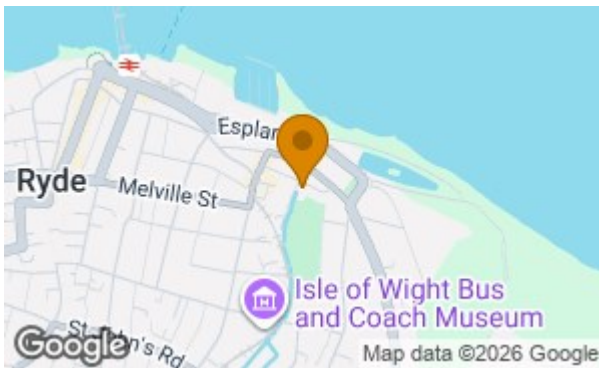


Ground Floor
 Approx 33 sq m / 353 sq ft



First Floor
 Approx 33 sq m / 356 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Agent Notes:

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