



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Grace Cottage

26 Arthur Street, Ryde, Isle of Wight PO33 3BU



£260,000
FREEHOLD



Beautifully presented two-bedroom semi-detached home with generous reception space, stylish interiors, landscaped gardens, summerhouse and sun deck, conveniently positioned in popular Ryde.

- Beautifully presented semi-detached home
- Spacious lounge with bay window
- Contemporary family bathroom plus ground floor cloakroom
- Detached summerhouse/home office potential
- Attractive outdoor dining terraces
- Two well-proportioned double bedrooms
- Open-plan dining room and kitchen arrangement
- Fabulous, landscaped low-maintenance rear garden
- Raised sun deck seating area
- Convenient location close to Ryde town, beaches and ferry links

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

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Grace Cottage is a beautifully maintained and thoughtfully updated semi-detached home offering a stylish blend of character and contemporary comfort. Arranged over two floors, the property provides generous living accommodation including a spacious lounge, a dining room which leads into the kitchen and breakfast area, two double bedrooms and a modern family bathroom. Externally, the home continues to impress with a wonderfully landscaped rear garden featuring multiple seating terraces, a raised decked sun terrace and a detached summerhouse, creating an ideal environment for entertaining, relaxing or home working. Ideally suited to first-time buyers, downsizers, families or those seeking a charming coastal retreat, this attractive home is ready to move straight into.

Perfectly positioned for convenient living, the property is situated within easy reach of Ryde's bustling town centre, beautiful sandy beaches and mainland ferry connections. A selection of schools are close by, making the area particularly appealing for family life. Ryde's vibrant Union Street and High Street can be reached within approximately a 10 to 15-minute walk and provide an excellent range of boutique shops, convenience stores, cafés, restaurants and everyday amenities. The seafront offers an array of leisure activities including golden beaches, traditional amusements, ten pin bowling, an open-air swimming pool and waterside walks, while both foot passenger and vehicle ferry services provide convenient links to Portsmouth and beyond.

Welcome to Grace Cottage

Grace Cottage enjoys an attractive position within a well-established residential setting, approached via a smart entrance leading into a welcoming hallway. The home immediately conveys a warm and inviting atmosphere with tasteful décor, well-balanced accommodation and a flowing layout that perfectly complements modern day living.

Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation, complete with staircase to the first floor and access to the cloakroom.

Cloakroom

Conveniently positioned on the ground floor and fitted with a WC and wash hand basin.

Lounge

The lounge is a beautifully presented reception room featuring a charming bay window which allows plenty of natural light to flood the space. Soft neutral décor combines with rich accent tones to create a cosy yet elegant atmosphere, complemented by plush carpeting and ample room for comfortable seating.

Dining Room

Positioned centrally within the home, the dining room forms the social heart of the property and offers generous space for family dining and entertaining. Open access through to the kitchen enhances the sense of space and practicality.

Kitchen

The kitchen is arranged with worktop space and cabinetry to both sides, providing a practical and efficient layout. Open access continues through to the breakfast area, allowing the space to function perfectly for everyday living.

Breakfast Area

Situated to the rear of the property, the breakfast area enjoys garden views and direct access outside via French doors, creating a bright and airy setting for casual dining.

First-Floor Landing

Providing access to both bedrooms and the family bathroom.



Bedroom One

A generously sized double bedroom positioned to the front elevation, offering a peaceful and comfortable retreat with ample space for bedroom furnishings. A built-in cupboard makes use of the over-stairs space and provides useful storage.

Bedroom Two

Another well-proportioned double bedroom overlooking the rear garden, enjoying a pleasant outlook and built-in cupboard storage.

Bathroom

The family bathroom is fitted with a contemporary suite comprising a freestanding bath, separate shower enclosure, wash basin and WC, finished in a clean and modern style.

Outside

To the front, an enclosed garden sets the property back from the road, and a gated driveway provides access to the property and affords space to park a small vehicle. A path leads to the side, creating an ideal bin storage area, with a gate connecting to the rear garden.

The landscaped rear garden has been thoughtfully designed for ease of maintenance and enjoyment throughout the seasons. Artificial lawn is complemented by mature planting, paved entertaining terraces and a raised decked sun terrace, creating several attractive seating areas ideal for outdoor dining and relaxation.

Summerhouse

Located at the rear of the garden, the detached summerhouse offers excellent versatility and could serve as a hobby room, studio, garden retreat or home office space.

In Summary

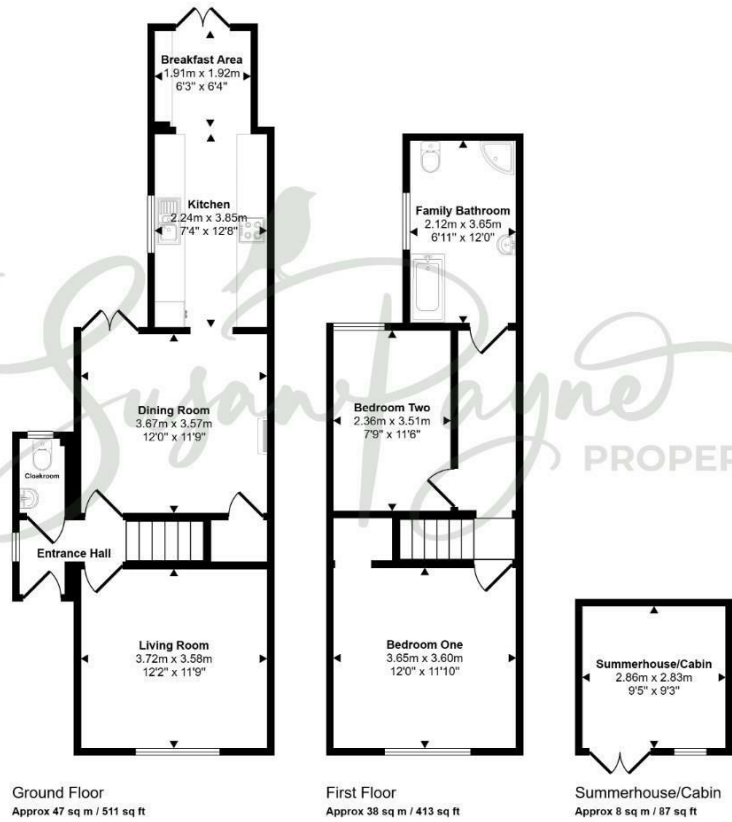
Offering beautifully presented accommodation, versatile living space and a wonderfully landscaped garden environment, Grace Cottage presents an exceptional opportunity to acquire a stylish home in a highly convenient Ryde location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

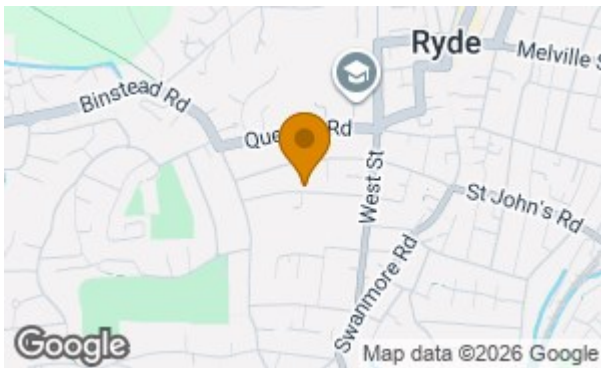
Tenure: Freehold | Council Tax Band: C (Approx £2229.20 for 2026/27) | Services: Mains water, gas, electricity and drainage



Approx Gross Internal Area
94 sq m / 1011 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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