



- No Onward Chain-
- Comfortable 3/4 Bedroom Accommodation
- Dream Position for Serious Sailors!
- Water & Power Connections to Pontoon
- Detached Yachtsman's Cottage on Wootton Creek
- First Floor Lounge with Stunning Views
- Parking for Two Vehicles
- Waterside Position with Private Pontoon (see notes)
- Uninterrupted Views Across Wootton Creek
- 31'4 Garage & Workshop For Sailing Essentials

Tide Mill House Mill Square, Wootton Bridge, Ryde, PO33 4HS

Offers In The Region Of
£125 000

Nestled on the picturesque shoreside of Wootton Creek, this charming detached yachtsman's cottage is a true gem for sailing enthusiasts and those seeking a tranquil waterside lifestyle. Built we believe, circa 1965, the property boasts three reception rooms and three well-proportioned bedrooms, providing ample space for both relaxation and entertaining.

As you enter this delightful home, you will be greeted by an inviting atmosphere that perfectly complements its stunning surroundings. The unique 'upside down' design allows for breathtaking, uninterrupted views of Wootton Creek from the lounge, kitchen/diner, and most of the bedrooms, ensuring that the beauty of the landscape is always within sight.

The property is situated within a private gated community of just four Yachtsman's cottages, offering a sense of exclusivity and security. The idyllic environment is further enhanced by the private pontoon, complete with power and water connections, making it a sailor's dream come true. The pontoon is accessible for two hours either side of high tide, providing the perfect gateway to explore the waters.

For those with a passion for sailing, the large garage and workshop offer ample space to store and maintain all your sailing essentials. Additionally, the property provides parking for up to three vehicles, ensuring convenience for both residents and guests.

Located in the charming village of Wootton, this home is close to all local amenities, making it an ideal choice for those who appreciate both the serenity of waterside living and the convenience of nearby services. This delightful cottage is not just a home; it is a lifestyle waiting to be embraced.



Accommodation

Entrance Hall

Internal door to garage and workshop.

Cloaks Hanging Space

Built in Storage

Cloakroom W.C

Kitchen/Diner

22'4 x 13'7 (6.81m x 4.14m)

Landing

Loft hatch

Built in Storage

Lounge

16'8 x 13'1 (5.08m x 3.99m)

Study

12'2 x 7'2 (3.71m x 2.18m)

Bedroom 1

15'6 x 11'7 (4.72m x 3.53m)

Bedroom 2

14'6 plus wardrobes x 10'11 (4.42m plus wardrobes x 3.33m)

Bedroom 3

12'5 x 8'4 plus wardrobe (3.78m x 2.54m plus wardrobe)

Bathroom

9'6 x 7'3 (2.90m x 2.21m)

Tenure

Freehold

Council Tax

Band F

Garage & Workshop

31'4 max x 19'10 max (9.55m max x 6.05m max)

'L' Shaped. Powered roller door. Power and lighting. Window to rear overlooking Wootton Creek. Double doors leading to pontoon. Plumbing for washing machine and space for tumble dryer. Radiator. Sump pump.

Parking

Graveled driveway for up to two vehicles. Electric gates open into the shared private courtyard owned by Tide Mill House, Sandpipers, Kingfishers & Quay Cottage. All four properties are responsible for upkeep of gates and courtyard.



Courtyard

Sunny south facing courtyard garden to front of property framed by raised ornamental tree borders. It is laid to paving. Garden tap. External lighting. To the rear, the house backs directly on to Wootton Creek and Tide Mill House's private pontoon.

Pontoon

28'0 x 8'0 (8.53m x 2.44m)
A large pontoon to rear of house. Owner will pay Crown Estate £240 per annum for Rights of mud. No good for fin keel boats. Accessible within 2 hours either side of high tide. Further moorings can be rented via Wootton Creek Fairway Association.

Flood Risk

Very Low Risk from Surface Water. High Risk from Rivers and Sea. In April 2023 the sluice gates were not shut at high water level and the shared gravel courtyard flooded. This encroached into the garage and workshop of Tide Mill House. A sump pump is fitted in the garage should this ever happen again.

Construction Type

Rendered and clad elevations. Slate roof. Cavity and single skin walls.

Broadband Connectivity

Up to Ultrafast fibre available

Mobile Coverage

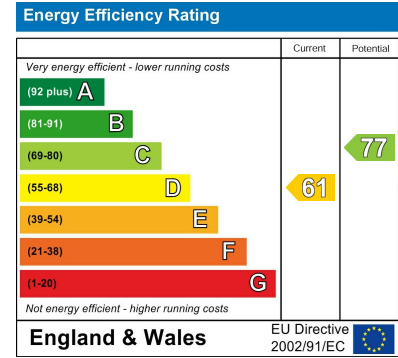
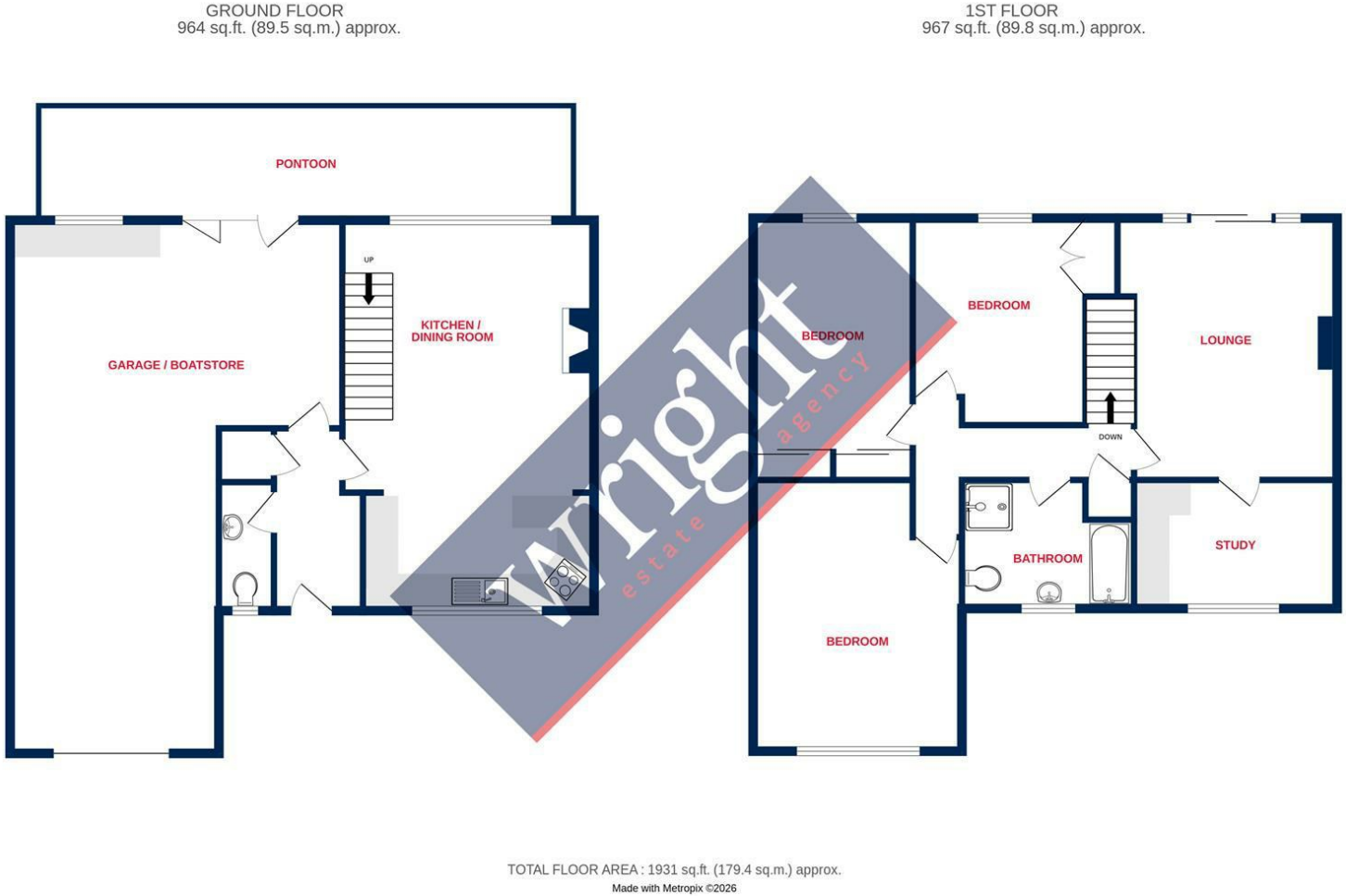
Coverage includes EE, O2, Three & Vodafone

Services

Unconfirmed gas, electric, water and drainage.

Agents Note

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.



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Viewing:

Date

Time