



Guide Price £675,000

BRYNMAR, 5 DOVER STREET, RYDE, ISLE OF WIGHT, PO33 2AQ



Seafields

## WELCOME TO BRYNMAR!

A unique opportunity to obtain this early Edwardian (1901) DETACHED 3 STOREY HOME which offers an ABUNDANCE OF CHARACTER and original features including fireplaces, high ceilings with attractive ceiling mouldings, picture rails and ornate staircase balustrade to name but a few. Brynmar offers elegant and versatile accommodation throughout. The impressive entrance hall leads to 3 elegant reception rooms (sitting, drawing room and dining rooms) - the latter leading to the kitchen and scullery. The upper 2 floors offer 7-8 BEDROOMS and 2 bathrooms. The property also benefits from a downstairs cloakroom/wc, sun room, gas central heating plus SEA VIEWS. Externally there is a private well stocked garden which leads down to PARKING BAY for 2 vehicles. So ideally located moments from the beautiful beaches, marina, Ryde School, town amenities, swimming pool, rowing club, etc, with the Island/mainland transport links being just minutes away. NO ONWARD CHAIN.

### ENTRANCE HALL:

12'7" x 21'2" (3.84 x 6.47)

A magnificent entrance hall with a central ornate carved wooden staircase leading to first floor (The internal panels of the staircase are believed to have been salvaged from the Beachlands Estate which stood in Dover Street and was demolished in 1902). Feature fireplace. Ornate lower wall papering. Radiator.

### CLOAKROOM/WC:

4'6" x 4'7" max (1.37m x 1.40m max)

Comprising WC, wash basin, radiator and window to side.

### SITTING ROOM:

13'7" x 17'10" (4.15m x 5.44m)

A large, welcoming room with large sash windows to the bay. Original wooden fireplace with marble surround. Radiators.

### DRAWING ROOM:

13'8" x 15'9" (4.18m x 4.81m)

A spacious room with the original wooden feature fireplace with tiled hearth. Picture rails and exquisite moulded ceiling. Glass doors with upper stained glass windows leading to Sun Room. Radiators.

### SUN ROOM:

13'5" x 10'0" (4.09m x 3.06m)

Leading from the drawing room with terracotta tiled floor and glazed doors to garden. Radiator.

### DINING ROOM:

12'11" x 14'2" (3.96m x 4.34m)

A spacious room off the internal hall which leads through to the kitchen. Large sash window to side. Chimney breast with inset working stove. Deep cupboard housing gas boiler.

### KITCHEN:

12'6" x 8'5" (3.83m x 2.58m)

A range of eye level and base units in light beech wood colour with contrasting laminate work tops. Large Butler sink. Range oven fitted into recess of the chimney breast. Dishwasher. Ceramic tiled floor. Sash windows to side and rear looking onto the utility area. Door to utility/scullery.

### UTILITY/ SCULLERY:

12'2" x 10'7" (3.73m x 3.23m)

Plumbing for white goods, sink, radiator and storage cupboard. Door to garden.

### FIRST FLOOR LANDING:

The magnificent staircase continues through the building. Fitted carpet to the stairs, dado rail and stained glass windows.

### BEDROOM 1:

13'3" x 18'0" (4.04m x 5.49m)

A spacious room with sash windows to the bay with sea views to side. Original slate fireplace with hearth. Wash basin. Ceiling rose, picture rail and coving. Radiators.

### BEDROOM 2:

13'4" x 15'6" (4.08m x 4.74m)

Another large bedroom with glazed doors leading to the decked balcony over-looking rear garden. Wash basin. Ceiling rose, picture rail and coving. Fireplace,

### BEDROOM 3:

12'6" x 8'2" (3.81m x 2.49m)

A double bedroom with views to the rear. Original fireplace. Wash basin. Radiator.

### BEDROOM 4:

8'7" x 7'8" (2.62m x 2.34m)

A single bedroom with window to side. Wash basin and radiator.

### STUDY:

13'2" x 10'2" (4.03m x 3.11m)

Study (or further bedroom) with squared bay window including stained glass to the top - offering sea views to side. Original fireplace, picture rail and coving.

### BATHROOM & SEPARATE WC:

Comprising suite of bath with shower over and wash basin. Radiator and window to side. Separate room comprising WC and window to side.

### SECOND FLOOR LANDING:

Fitted carpet, stained glass window and access (via ladder) to roof. Doors to:

### BEDROOM 5:

13'1" x 19'0" (4.00m x 5.81m)

A spacious room overlooking the front offering sea views. Fireplace. Radiator.

### BEDROOM 6:

13'9" x 15'5" (4.20m x 4.71m)

Another large bedroom with views to the rear. Timber flooring. Fireplace. Radiator.

### BEDROOM 7:

12'9" x 13'9" (3.91m x 4.21m)

A further large bedroom offering sea views. Radiator.

### BATHROOM:

12'5" x 13'10" (3.8m x 4.22m)

A superbly proportioned bathroom comprising claw footed bath, large wash basin set on wooden plinth, separate shower cubicle and wc. Feature fireplace. Wood flooring. Radiator and window to side,

### GARDEN AND PARKING:

A paved square garden of approximately 50 feet in length. Steps lead down to a grassed area which leads onto the parking bays (the latter accessed via East Street and providing ample parking for 2 vehicles).

### INTERESTING PROPERTY FACTS:

Tenure: FREEHOLD \* EPC Rating: tbc \* Council Tax Band: E

### DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
301 sq m / 3245 sq ft



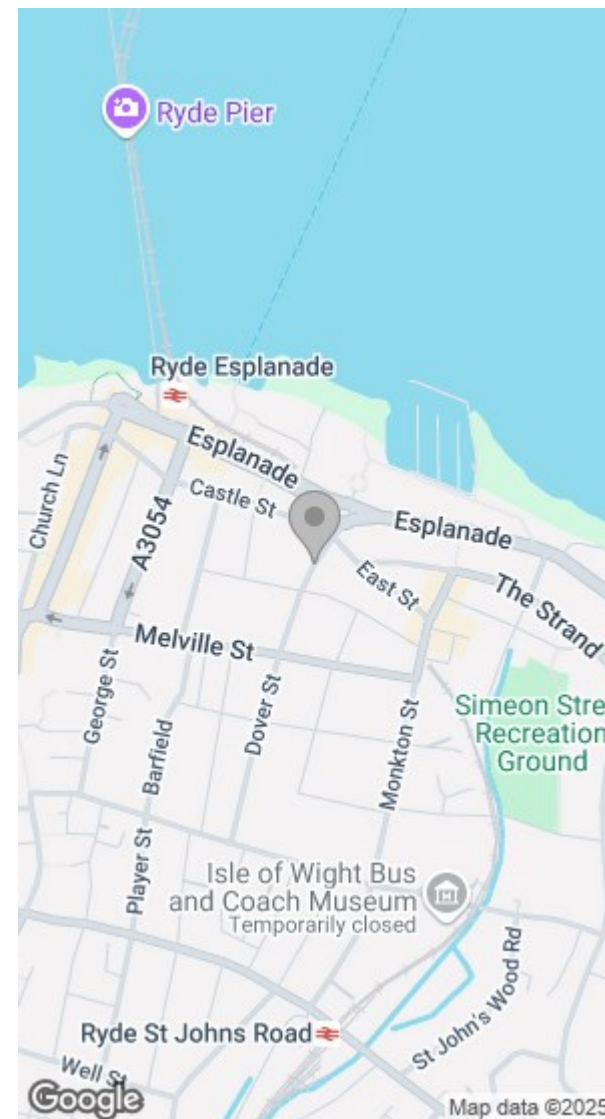
Ground Floor  
Approx 121 sq m / 1303 sq ft

First Floor  
Approx 94 sq m / 1013 sq ft

Second Floor  
Approx 86 sq m / 929 sq ft

Denotes head height below 1.5m

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

