



Guide Price  
£475,000  
Freehold

Pitts Lane, Binstead, Isle of Wight, PO33

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2 miles from Fishbourne to Portsmouth Ferry  
6.6 miles from East Cowes to Southampton Ferry  
3.1 miles from Ryde Catamaran & Hover Travel

A rare opportunity to acquire a secluded four-bedroom detached home in sought-after Binstead. Set within generous wraparound gardens, this property offers huge potential for refurbishment or development (STPP).

Secluded detached house offering an abundance of possibilities

In need of full refurbishment throughout

Large wraparound plot position

STPP potential for extension or multiple development

Driveway & detached garage

Close to beaches and Ryde with ferry links to Portsmouth





Tucked away along one of Binstead's most sought-after roads, this charming detached four-bedroom home presents a rare and exciting opportunity to create a truly exceptional residence. Set back from the road and screened by mature trees, the property enjoys a wonderful sense of privacy while remaining conveniently close to the stunning coastline, picturesque countryside, and the vibrant town of Ryde. Here, you'll find an excellent selection of independent shops, popular eateries, and convenient high-speed ferry connections to Portsmouth and Southsea. Approached via a generous driveway providing ample parking for multiple vehicles, the home also benefits from a detached garage. The surrounding gardens are a particular highlight—expansive and wrapping around the property, they offer tremendous scope for landscaping, extension, or even further development, subject to the necessary planning permissions. Internally, the property offers well-proportioned accommodation arranged over two floors. The ground floor features two comfortable double bedrooms, a

bathroom, a bright dual-aspect sitting room, a separate dining room ideal for entertaining, and a kitchen with adjoining utility space. Upstairs, there are two further large double bedrooms, along with an impressive family bathroom that spans the full depth of the house, offering the potential to create ensuite to one of the bedrooms, whilst retaining a first floor family bathroom.

While the property does require comprehensive refurbishment, it represents a fantastic blank canvas for buyers looking to design and finish a home to their own exacting standards. With its generous plot, flexible layout, and prime location, this is a superb investment opportunity with significant potential to add value. Whether you're seeking a spacious family home or a development project in a highly desirable coastal setting, this unique property offers endless possibilities and the chance to create something truly special.

Please refer to the footnote regarding the services and appliances.

## What the owner says...

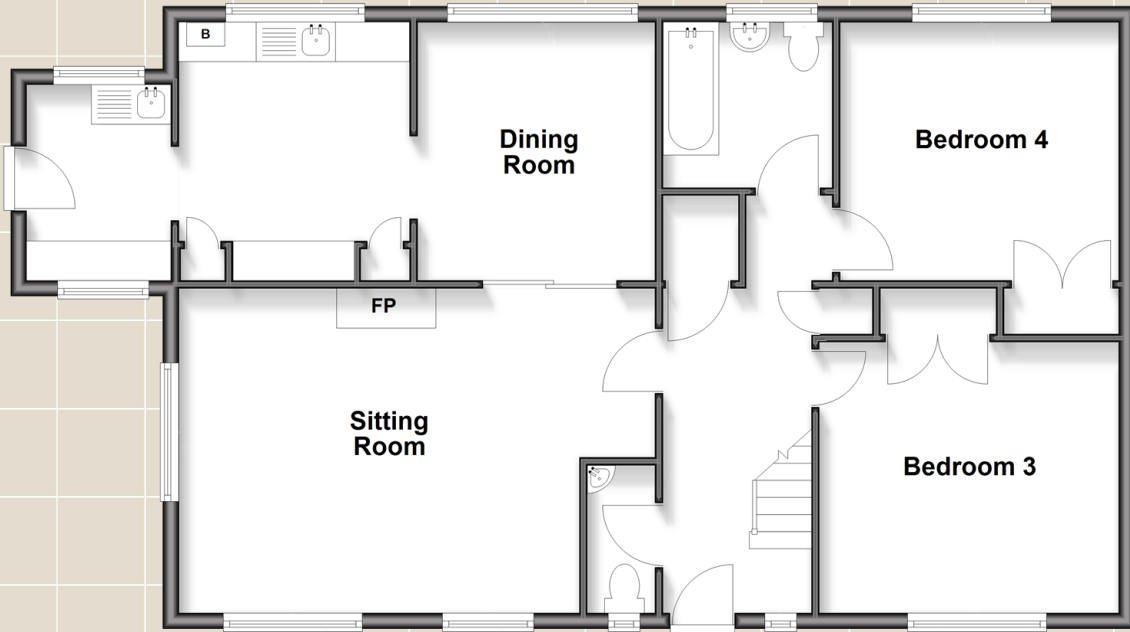
"Binstead offers a charming blend of coastal beauty and village tranquillity. Set just west of Ryde, this sought after area combines leafy residential streets with easy access to beaches, woodland walks, and historic landmarks.

The village retains a warm, community feel, with highlights such as the 12th century Holy Cross Church and nearby Quarr Abbey adding character and heritage. Its coastal setting provides peaceful Solent views and natural shoreline paths, perfect for relaxed strolls and outdoor living.

With convenient links to Ryde's amenities, schools, and transport connections, Binstead strikes an appealing balance between calm village living and modern practicality."

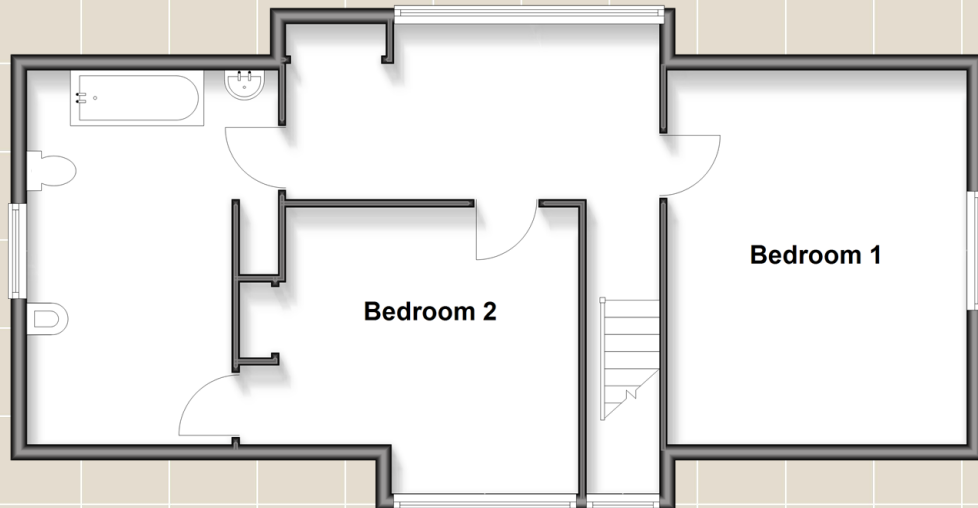
### Ground Floor

Approx. 93.1 sq. metres (1002.2 sq. feet)



### First Floor

Approx. 60.8 sq. metres (654.1 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

**Cowes on 01983 520000**

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