



- Modern Semi Detached House in Peaceful Setting
- 2 Bedroom Annex - Currently Generating Income as AirBnB
- Established & Well Screened Rear Garden
- Views Towards Surrounding Countryside
- Yards from Village Green, Coastal & Rural Walks
- Generous & Wonderfully Light Kitchen/Diner
- Extended Ground Floor Spacious Layout
- Comfortable 3/4 Bedroom Accommodation
- Parking for Three Cars
- Sought After Coastal Village Location

7 Broomlands Close, St. Helens, Ryde, PO33 1XH

£435,000

Nestled in the charming coastal village of St Helens, this cleverly extended semi-detached house offers a delightful blend of comfort and potential. Spanning an impressive 1,850 square feet, the property boasts three spacious reception rooms, perfect for family gatherings or entertaining guests. With six bedrooms in total, including a two-bedroom annexe that currently operates as a successful AirBnB, this home presents an excellent opportunity for additional income.

Constructed in the late 1990s, the house is well-maintained and thoughtfully designed. The light-filled kitchen and breakfast room has been extended to create a welcoming space that seamlessly connects to the established, well-screened garden, ideal for enjoying the outdoors in privacy. The main house features three to four bedrooms, providing ample accommodation for families or those seeking extra space.

Situated just off the village green, the property is within walking distance of the local beach, offering a perfect spot for leisurely strolls along the coast. The surrounding area is rich with scenic coastal walks and the island's extensive footpath network, making it a haven for nature lovers and outdoor enthusiasts alike.

With parking available for three vehicles, this home combines convenience with a tranquil village lifestyle. Whether you are looking for a family residence or a property with income potential, this semi-detached house in St Helens is a remarkable find that should not be missed.



Accommodation

Entrance Hall

Cloakroom W.C

Lounge

14'0" x 12'0" (4.27m x 3.66m)

Dining Room

11'0" x 9'0" (3.35m x 2.74m)

Kitchen/Breakfast Room

21'2" max x 18'7" max (6.45m max x 5.66m max)

'L' Shaped

Sitting Room/4th Bedroom

15'9" x 8'2" (4.80m x 2.49m)

Built-in Linen and Boiler Cupboard

Landing

Loft Hatch

Bedroom

14'0" x 12'0" (4.27m x 3.66m)

Bedroom

11'0" x 9'0" (3.35m x 2.74m)

Bedroom

9'5" x 8'0" max (2.87m x 2.44m max)

Bathroom

6'5" x 6'1" (1.96m x 1.85m)

Annexe - EPC Rating C

Accessed separately via its own front door or via interconnecting internal door from the main house.

Kitchen/Diner

11'7" x 10'11" (3.53m x 3.33m)

Lounge

14'6" x 10'11" max (4.42m x 3.33m max)

Landing

Loft Hatch

Bedroom

11'7" max x 10'10" (3.53m max x 3.30m)

Bedroom

11'7" max x 10'10" (3.53m max x 3.30m)



Bedroom
9'9" x 7'6" (2.97m x 2.29m)

Bathroom
6'1" x 4'8" (1.85m x 1.42m)

Parking
Spaces for 3 cars

Gardens
The majority of the frontage is designated for parking purposes. A well screened paved courtyard sits off the kitchen/diner and access to the annexe as a private space for the occupier. A gated side access leads to the main rear garden. This is almost completely laid to lawn and framed by shrub and ornamental tree filled borders. A sun deck runs across the back of the house and the annexe forming an ideal seating area. Garden shed. Fence boundaries. Garden tap. Covered storage area to side. Gated side access to footpath network. A variety of established trees create some welcomed screening to the garden

Tenure
Freehold

Council Tax
Band C. Annexe attracts business rates currently discounted to £0.00.

Construction Type
Brick elevations. Concrete tile roof. Cavity walls.

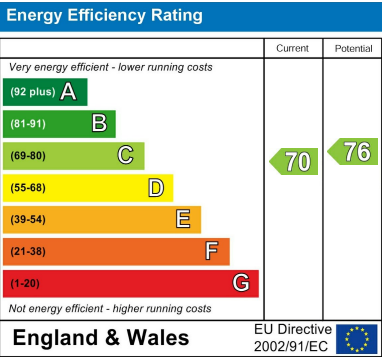
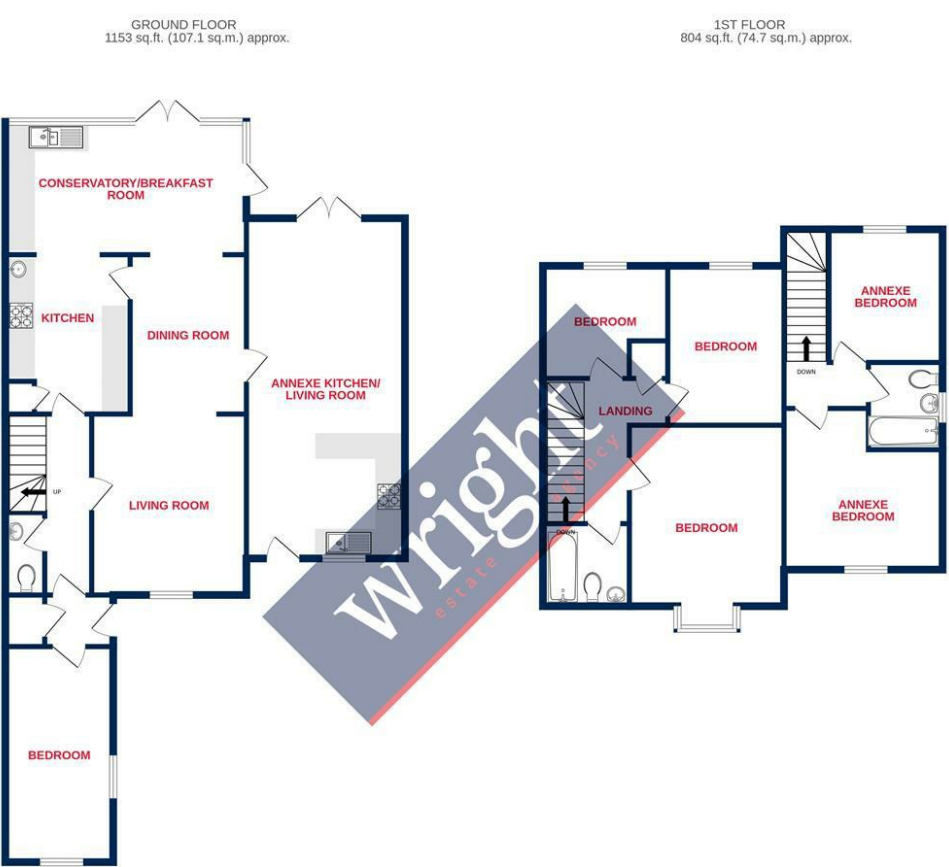
Flood Risk
Very Low Risk

Mobile Coverage
Limited Coverage EE

Broadband Connectivity
Openreach & Wight Fibre Networks. Up to Ultrafast Available

Services
Unconfirmed gas, water, drainage and electric.

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 fittings, or any other fixtures not expressly included, are part of the property offered for



TOTAL FLOOR AREA : 1956 sq.ft. (181.8 sq.m.) approx.
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Viewing: Date Time

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