



# STATION HOUSE

Station Road, St Helens, Ryde, Isle of Wight, PO33 1YF





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An opportunity to purchase a historic Station House, with separate first floor flat, buildings, tennis court, approximately 12.6 acres of marshland, a further 1.48 acres (with positive pre-app for 9 dwellings), and a separate parcel of woodland. Available as a whole, or in three lots.

## Ground Floor

Entrance Hall | Lounge | Conservatory | Dining Room | Kitchen | 3 Bedrooms | 3 Bathrooms (2 Ensuite) | Sitting Room | Utility | W/C | Morning Room

282.1sq.m. (3036 sq.ft.)

## First Floor

2 Bedrooms | 1 Bathroom | Flat Comprising Further 2 Bedrooms, 2 Bathrooms (1 Ensuite), Sitting Room, Kitchen

131.4 sq.m. (1414 sq.ft.)

## Gardens and Grounds

Pond (Old Oyster Beds) | 2 Greenhouses | Tennis Court | 2 Driveways (One with 2 Garages at the Rear).

Extending to 3.13 acres

## Land

Lot 1 -12.64 acres of marshland | Lot 2 - 1.48 acres (with positive pre app for 9 dwellings) | Lot -3 0.77 acres of woodland

Guide Price (Whole) £1,445,000  
in all, the property extends to 18.02 acres (7.29 HA)

Lot 1 - £1,195,000 | Lot 2 - £200,000 | Lot 3 - £50,000





## HISTORY

Rich in heritage, this remarkable residence was originally established in 1877 and began operating as St Helens Train Station in 1882. It played a vital role on the Island's eastern rail route for over seven decades, positioned superbly between St Helens and Bembridge beside the picturesque harbour. During this time, the station facilitated both passenger and freight movement until the closure of the Bembridge branch in 1953. A few years following its closure, the building was acquired by the grandparents of the current owners. The former railway station was thoughtfully transformed into an expansive family home, featuring imaginative gardens and access to the old oyster beds, where generations of children learned to row.

## STATION HOUSE

A wonderful family house now available to purchase for the first time in 70 years. The original platform area has been enclosed with glass, forming a generous conservatory. This sunlit space boasts sweeping views, an inviting dining area, and a peaceful corner ideal for reading or wildlife watching. The home retains many original period details, such as ornate brickwork typical of the Victorian era. Inside, the house is defined by lofty ceilings, elegant reception spaces, and a central conservatory that acts as a focal point, complemented by floor-to-ceiling windows spanning the entire southern side. Currently, The Station House offers a flexible layout, including seven bedrooms—four to five of which are ensuite—and a self-contained annexe with independent access. The estate spans more than 18 acres, incorporating mature planted borders, panoramic vistas, areas of woodland, and a footpath tracing the former railway westward. This leads into protected marshland, designated a Site of Special Scientific Interest, encompassing the RSPB Nature Reserve and the River Yar.

Behind the main house, a disused tarmac tennis court presents potential for redevelopment, whether for ancillary buildings or a swimming pool. Additional facilities include garages, workshops, greenhouses, and a dedicated office building with a gated entrance off Station Road via the rear access. The main approach to the home is along a sweeping drive bordered by mature trees, with a central planted feature.

## SITUATION

Ideally located between St Helens Green and Bembridge, with the harbour just moments away, the property offers access to coastal walks leading to the dunes at the Duver and family-friendly beaches. Alternatively, scenic routes through the nature reserve provide inland adventures toward the downs. St Helens itself is a vibrant village, home to two convenience stores, a pub, cafés, two restaurants, an antiquarian bookshop, and the largest village green in the UK.

Boating enthusiasts will appreciate the nearby moorings, situated just across the road from the front entrance, offering easy access to the extensive facilities and yacht clubs at Bembridge and Brading Haven. The neighbouring village of Bembridge also provides local amenities such as a farm shop, butchers, and cafés. Further afield, the town of Ryde—approximately 3 miles away—offers comprehensive services and mainland transport links, as well as access to popular beaches including Appley and Priory Bay. The Isle of Wight is celebrated as an international yachting and sailing venue, with the annual Cowes Week Regatta in August attracting competitors from all over the world. A full range of yacht and sailing clubs provide a social hub.

There are nearby golf courses including Westridge, St Georges & Shanklin and Sandown Golf Club. Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education from pre-school to sixth form on a daily, full or weekly boarding basis. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep and there are good feeder links to conveniently located public schools such as Winchester College and St Swithuns' in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Marlborough College in Wiltshire. The Island is blessed with a number of boutique hotels and restaurants, including The Duck, Ryde, The George, Yarmouth, The Royal, Ventnor, The Hut, Colwell Bay and The Smoking Lobster, Cowes.





## EXISTING ACCOMMODATION

### Entrance

Steps lead to an entrance lobby with dual-aspect windows offering views over the side garden and southern lawn.

### Cloakroom/W.C

Generously sized for storage of coats and footwear, this space includes a pedestal sink with electric hot water and a separate W.C. with built-in cupboard.

### Morning Room

A light-filled space with timber floors, low-set radiators, and large picture windows framing views over the River Yar, nature reserve, and Culver Down.

### Garden Room/Conservatory

This exceptional room enjoys high ceilings, tiled flooring, and ample sunlight.

### Dining Room

A spacious formal room with an oak mantel fireplace and windows to the east, ideal for entertaining.

### Sitting Room/Library

A well-proportioned reception room with views to the rear garden. It includes extensive shelving and a small adjoining utility/scullery area.

### Kitchen/Breakfast Room

Although currently dated, this generously sized kitchen features a classic Smallbone design, with extensive cabinetry, Corian-style worktops, a Smeg six-burner gas hob, Miele oven with extractor, and space for an American-style fridge. Terracotta flooring and tiled splashbacks complete the look.

### Bedrooms 1,3 & 5

The ground floor offers three double bedrooms, two of which are ensuite. The primary bedroom enjoys dual-aspect views to the south and a spacious ensuite with bath and a dressing room.

### First Floor

Inclusive of the annexe flat, upstairs comprises in total, four double bedrooms and three bathrooms. The upper floor enjoys far-reaching views across wetlands, gardens, and a distant lake to the west.

### Flat

Accessible via an exterior wrought iron staircase and an internal corridor, the annexe includes a well-balanced living room, kitchen/diner, and two ensuite bedrooms.





## GARDENS AND GROUNDS

The grounds of Station House are truly exceptional and rare in character. Bordering the RSPB nature reserve and tracing the route of the former railway line, the gardens feature multiple defined zones. These include two charming brick summer houses—one at either end of the property—along with panoramic views over the marshlands and the River Yar as it winds eastward to the harbour. A long driveway meanders through mature trees (including several Macrocarpa) and leads to the house's formal front terrace. The south-facing terrace, once the station platform, now provides an idyllic space for outdoor entertaining.

The estate stretches over 18.02 acres, encompassing gardens, woodland, and waterways. A magical path runs along the former railway embankment to a secluded summer house overlooking the marshes and Bembridge Harbour.

Other highlights include a lower garden with mature trees, rose beds, and archways threaded with floral borders. A formal herb garden graces the upper grounds, although some sections would benefit from rejuvenation. Additional garden sheds are positioned near the start of the railway walk.

A fully equipped office chalet overlooks the herb garden and is perfect for business use, a gym, or creative studio. Though overgrown, the tennis court provides potential for further development. The rear of the property includes a clippings area, greenhouses, a double garage, and a secure gated entry from Station Road.

## LAND

Lot 1 - Approximately 12.64 acres of marshland enjoying an abundance of wildlife throughout the year. With direct links to the formal gardens and grounds at The Station House, it is an ideal opportunity for bird watching or wildlife spotting from your own home.

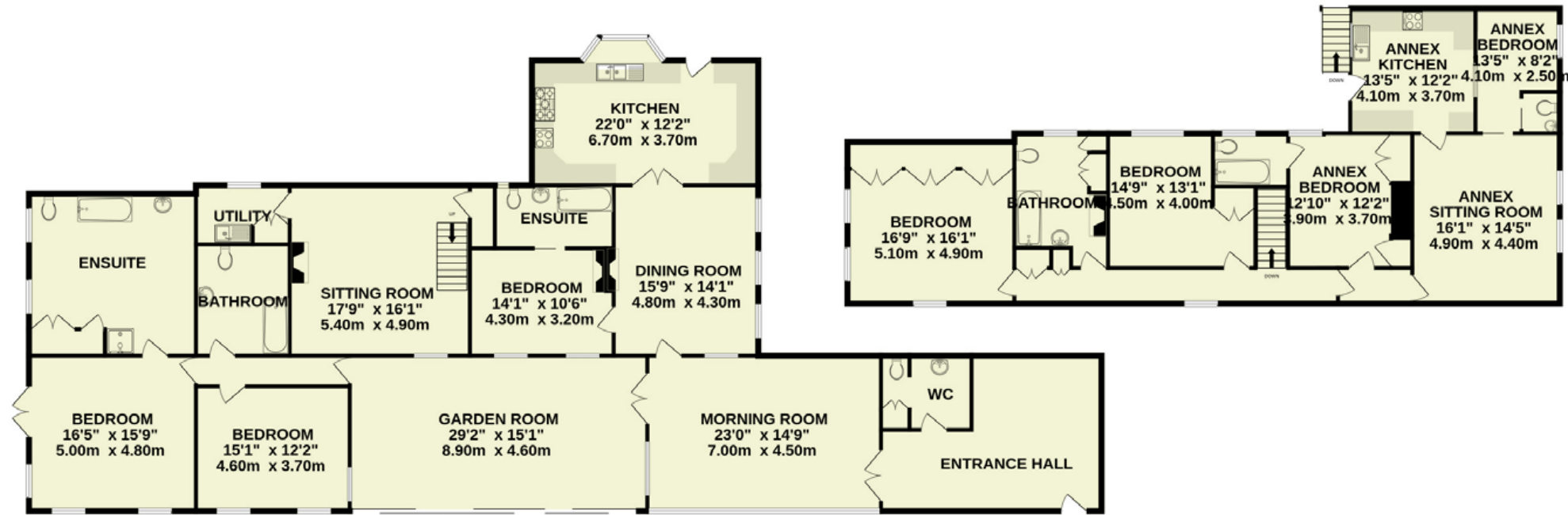
Lot 2 - Adjoining the Station House gardens, is a separate block of pastureland which benefits from a positive pre-application response from the Local Authority for up to nine residential dwellings. Further details can be requested from the selling agents.

Lot 3 - Adjacent to Station House, on the other side of the main road is a block of woodland which may have potential for alternative uses, stpp, which extends to 0.77 acres.





NOT TO SCALE



**IMPORTANT NOTICE**  
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GENERAL REMARKS

**Method of Sale**  
Station House is offered for sale by private treaty, as a whole or in 3 separate lots. NB. Lots 2 & 3 will not be sold separately until Lot 1 has transacted.

**Rights of Way**  
There are no public rights of way over the property. There is access granted to the environment agency to the sluice gates and bridge over the River Yar. There is also a secondary pedestrian only access off Station Road.

**Access**  
The property is accessed from the public highway, Station Road, along a privately owned track leading to the property.  
Lot 2 - Can be accessed off Station Road. Currently there is no vehicular access.  
Lot 3 - Has a pedestrian only access off Station Road.

**Services**  
The main house benefits from all mains services. Heating is via a gas fired boiler and delivered via radiators. There are separate meters for the house and annexe. We assume some of the buildings benefit from mains water and or mains electric.

Lot 2 - No services  
Lot 3 - No Services

**Planning**  
Planning application for remodelling Station House LPA Ref No: 24/00411/HOU has been approved on 9.8.24 as follows: Demolition of the existing lean-to; proposed single and part two storey extension with balcony; replacement garage.  
Lot 2 benefits from a positive pre-application response from the local authority under planning reference IW23/8/43601

**Broadband**  
The property is connected to BT Broadband with an upload and download speed of 20 and 80 Mbps respectively.

**Tenure and possession**  
Freehold with vacant possession upon completion.

**Wayleaves and Easements**  
The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other popes whether referred to in these particulars or not.

**Sporting, timber and mineral rights**  
All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

**Health and Safety**  
Given the potential hazards of open water and marshland, we would ask you to be as vigilant as possible for your own personal safety when making your inspection.

**Fencing**  
Should Lots 1 and 2 sell separately to two different buyers, the purchasers would need to erect a stock proof fence with share responsibility thereafter.

**Epc**  
Station House – D

**Asbestos**  
An Asbestos Management Report can be made available from the selling agents.

**Postcode**  
PO33 1YF

**Local Authority**  
Isle of Wight Council

**Council Tax**  
Band - G

**Flooding**  
Part of the property, namely the marshland is in flood zone 3.

**SSSI**  
An area of approximately 14 acres, including the marshland form part of a Site of Specific Scientific Interest. Full details can be obtained from the selling agent.

**What3Words**  
///joys.fats.hagglng

**Viewings**  
By appointment with BCM Wilson Hill only.

**Selling Agent**  
Thomas Dawson  
BCM Wilson Hill – Isle of Wight Office  
Red Barn, Cheeks Farm  
Merstone, Merstone Lane  
Isle of Wight, PO30 3DE  
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**NB**  
These particulars are as at April 2025 and the photos range from June 2024 to April 2025

**Plans, Areas and Schedules**  
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM Wilson Hill and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

**Fixtures and Fittings**  
BCM Wilson Hill will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.





**Isle of Wight**

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