

McCarthy
& BOOKER



Upper Chine House Luccombe Road, Shanklin, Isle of Wight, PO37

Guide Price £1,250,000



An elegant and impressive home in a leafy location with glorious views towards the sea and across to Brading Downs. With period features and generous room proportions, in all measuring over 400 m2, ample parking and huge garden with planning permission for a modern detached property, Upper Chine House MUST BE VIEWED to appreciate all it has to offer a discerning buyer.

A substantial 8 bedroom period property

This extremely impressive home has glorious views out towards the sea and across to Brading Downs. A wealth of original features including a beautiful staircase with barleytwist spindles, 5 reception rooms, extremely generous sized kitchen dining room, wrap around gardens, a large cellar and multiple parking. Definitely one to be viewed for its exceptional size and opportunities. Walk through video and 360 tour available.

Upper Chine House

Upper Chine House exudes the grandeur and sophistication typical of Victorian architecture and was once a private school. Tall ceilings, deep skirting boards, picture rails, stained glass, high wide windows and exquisite marble fireplaces adorn the interiors, evoking a sense of opulence and refinement. This substantial family residence, dating back to circa 1860, has undergone a meticulous and sympathetic 8 year renovation, transforming it into an airy, light-filled home of modern comfort and timeless grace preserving its historic charm while seamlessly integrating modern conveniences. An excellent example of Victorian elegance, offers mesmerising sea views and unparalleled character.

Interior

Ground Floor:

An impressive entrance lobby with a useful cloakroom attached, has beautiful stained glass doors to the entrance hall. The outstanding feature of this light and spacious area is the barleytwist staircase that rises up to the first floor.

With five reception rooms, this home offers versatility and space, from formal gatherings in the drawing room to casual family time in the sitting room, there's a space to suit every occasion and mood.

The drawing room has a multi fuel burner with the dining, sitting and family room all having gas fires within their fireplaces.

The heart of the home is the large kitchen with dining area designed for both functionality and understated style. Cream base and wall units, with oak worksurfaces flowing between, provide ample storage space and are complemented by an impressive central island with pale grey units below and a granite worksurface. The kitchen features a gas 'Rangemaster' cooker, integral dishwasher, space for an American fridge freezer and a fabulous pantry. Stripped floorboards add a touch of rustic charm to this space enhancing its timeless appeal. Adjacent to here is a great utility/boot room that has space/plumbing for a washing machine and tumble dryer. With a 'Belfast' sink, terracotta tiled flooring and a cloakroom, convenient access to the garden makes this a great practical area.

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First Floor:

Step into any of the eight bright and airy bedrooms and you will be greeted by large windows that frame picturesque vistas towards the sea and countryside. Two bedrooms have ensuite bathrooms which offer modern fixtures and stylish finishes as well as the separate family bathroom.

In Summary:

Upper Chine House epitomises refined living offering an elegant interior, designed for comfort, convenience and style. From the spacious bedrooms and modern bath/shower rooms to the versatile reception rooms and fabulous kitchen, every aspect of this remarkable residence has a natural beauty outside and in.

Exterior

Upper Chine House not only captivates with its Victorian elegance internally but also its expansive outdoor spaces, perfect for both relaxation and recreation. The gravel driveway and parking area provides room for numerous vehicles. Mature trees and plants border the property, offering privacy and a peaceful ambiance. The sprawling lawned gardens stretch out, providing ample space for outdoor activities, or to possibly install a swimming pool (subject to any necessary planning permission) or use the opportunity to build a further 5 bedroom property with the permission that has been granted.

A landscaped paved area off the family room invites al fresco dining amidst the lush green backdrop, a memorable space for gatherings with family and friends. This outside space also has terraced flower beds and access to the large cellar which provides additional storage space and houses the property's boilers.

Shanklin

Shanklin has a wealth of shops, bars and pubs along with its famous theatre and sandy beach with a quintessentially English Victorian Tea Room and bandstand is at nearby Rylstone Gardens.

This area is known for the outstanding scenery at Luccombe Downs, Bay and the Chine, with its 30-40ft high waterfall. Shanklin has been named as the sunniest spot in the UK by The Met Office, as of May 2025.

Further Information

Tenure: Freehold

EPC: E

Council tax band: C

Gas central heating, 2 x Worcester boilers with magna cleanse, Gledhill water cylinder

Zoned heating system

Planning permission for a 5 bedroom property within the grounds P/01801/07

Loft is lagged, insulated and partly boarded



Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 405.2 sq. metres (4361.3 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited www.silverarchps.co.uk. Plan produced using PlanUp.

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