

# SPENCE WILLARD



The Miclaran, 37 Littlestairs Road, Shanklin, Isle of Wight, PO37 6HS



*Occupying a prime elevated position overlooking the sea, this substantial period property is immaculately presented and provides 11 bedrooms of guest accommodation with an owners wing and beautiful clifftop gardens.*

VIEWING  
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With construction originating in the early 1900's The Miclaran is a beautifully presented and extremely well-maintained guesthouse with stunning views over Sandown Bay and the English Channel beyond pretty and private gardens with direct access to the cliff path leading to the beach. The Miclaran has been run as a successful business for the past 10 years by the current owners and offers a popular guest house consisting of 11 bedrooms to let with comfortable owners accommodation enjoying exceptional reviews, repeat bookings from loyal visitors and is extremely efficiently run by the current owners complimenting online advertising with the major booking sites, their own website and Visit IOW. The business has successfully returned an average of £84,000 in recent years, (excluding covid 2021/2022 for which there was a government grant) but could be ramped up or operated accordingly to any owner's preference. The current owners choose to open to trade only 6 to 7 months of the year. Each room is equipped with television, built in or free-standing wardrobes and bedside cabinets and the majority enjoy a stunning sea view. The comfortable owners wing within the property has private space to the side and access to the rear gardens making for an ideal property for anyone wishing to enjoy an incredible cliff top retreat and business opportunity or lifestyle change.

The Miclaran is situated moments from the cliff steps leading down to Shanklin's beach and the amenities of Shanklin, including a range of shops, restaurants and theatre are a short walk away. A train service to Ryde provides access to passenger ferry services to Portsmouth, connecting with trains to London, the entire journey time taking two and a half hours. There are also plenty of beaches, bays and coves nearby and there are stunning walks upon the Luccombe and Wroxall Downs or along the coastal paths. The area has an excellent micro-climate and nearby Ventnor has botanical gardens, further award-winning restaurants and a fish market in its sandy bay.

The Guest House  
Ground Floor

Entrance  
Large porch/vestibule with welcome notes and 'check in' table, his and hers W.C./Cloakrooms

Lobby  
With panelled walls and decorative beams to the ceiling and LED downlights. Under stair cupboard with electric consumer unit.



#### Reception Room/Seating Area

A large space with views through to the gardens and out to sea. Electric fire set within a red brick mantle with television over and bi-folding doors to the dining area.

#### Dining Room

A substantial room with windows overlooking the gardens and out to sea with a glimpse also north to Sandown and Shanklin Bay

#### Office

With window to the front, gas fire within a red brick inglenook fireplace. Integrated desk making an ideal space for running the guesthouse but could be apportioned as additional accommodation for the owners or guests.

#### Guest House Kitchen

Recently updated kitchen comprising preparation room and fully equipped kitchen with space and plumbing for a range cooker with extractor over, triple bowl sinks with mixer tap over. Various other kitchen equipment available by separate negotiation. Side entrance with space for fridge freezer or storage and taking deliveries.

#### Plant Room

Housing 210 litre unvented cylinder with emersion heater and electric consumer unit.

#### First Floor

The first floor comprises seven ensuite bedrooms the majority of which are large double rooms with built in wardrobe storage and four of them have panoramic views over Sandown Bay to Culver Cliffs and mainland beyond. The communal hallways have storage facilities for laundry including a walk-in cupboard for consumables with wash down facility at the end.

#### Second Floor

Within the dormer and eaves of the top floor is a further four double bedrooms, two of which are substantial family suites or twin rooms with ensuite shower rooms and either free standing or integrated wardrobes. All four rooms on this floor enjoy incredible far reaching sea views. Galleried landing with laundry cupboard.

#### Owners' Accommodation

##### Kitchen

A small but fully equipped kitchen with a range of under counter and wall mounted storage units. Integrated oven with ceramic four ring hob and extractor over, 1.5 bowl stainless steel sink with mixer tap over, space and plumbing for a dishwasher, fridge and freezer.

##### Utility Room

A substantial space housing gas fired Worcester boiler and for stacked washing machine, tumble dryer and ample drying space warmed by pipes running along the wall. Further wall hanging space for coats.

##### Dining Room / Sitting Room

With dual aspect windows overlooking the gardens to the sea beyond. The sitting room has a large column. Radiator and electric fireplace on stone hearth with timber surround. Carpeted floors and LED downlights in the dining room and large pendant with ceiling rose in the sitting room.

##### Bedroom

A substantial room with window overlooking the front aspect and ensuite shower room







with wash basin, W.C. heated towel rail and shower with tiled walls.

#### Outside

The Miclaran benefits from a large car park with space for parking several cars while there is also plenty of off-street parking available on Littlestairs Road. Enclosed to the rear are landscaped gardens which frame a wonderful sea view and extend to the cliff path. A raised patio with patchwork paving providing ample space for outdoor dining and entertaining while a level lawn provides an excellent garden space for guests with a path leading to the end and gateway hidden within the hedge giving access to the path leading down to the beach. Garden beds are equally well-maintained giving home to a range of herbaceous shrubs, hedging and planting providing interest and attractive backdrop. To the side is a patio area with shed and space for seating which is enclosed and dedicated to the owners accommodation.

#### Miscellaneous

Further information on the hotel, bookings and reviews can be found at [www.miclaran.co.uk](http://www.miclaran.co.uk) alongside information on the commercial side of the property is available by separate request from Spence Willard Bembridge.

#### Services

Mains electricity, water and drainage, heating is provided by a gas fired boiler and delivered via radiators. The boiler is located in the utility of the owner's accommodation with 2 x 210 litre unvented cylinders providing pressurised hot water to all parts of the property with a further two cold fill tanks located on the top floor.

#### Tenure

The property is offered freehold.

#### EPC Rating

C

#### Council Tax

Owners' accommodation - Band A

#### Postcode

PO37 6HS

#### Viewings

All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.







# The Miclaran

Approximate Gross Internal Area  
5102 sq ft - 474 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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