

SPENCE WILLARD



Luccombe Villa, 9 Popham Road, Shanklin, Isle Of Wight, PO37 6RF

An attractive family home situated among pretty gardens with swimming pool and 9 self-contained holiday apartments.

VIEWING
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Built in 1872 Luccombe Villa is a charming period house with 4 well-proportioned double bedrooms and 3 exceptionally large and bright reception rooms all recently redecorated and beautifully styled. The villa has been lovingly renovated over recent years including 2019 refurbishment to expose wooden floors and a fantastic new open plan kitchen. The house also boasts an array of original period features including high ceilings and sash windows that helps provide a particularly comfortable and beautifully presented home.

Adjacent there are nine self-catering holiday apartments arranged within a rebuilt coach house and annexe to the main house. These range in size from one to three bedrooms and are popular among a range of visitors to the island. The apartments produce the current owners approximately £50,000 net return with 60% repeat bookings as part of a proven and successful holiday let business which can be developed or managed to enhance the return. Further details are available upon request from the agent. Luccombe Villa is situated on the edge of picturesque Shanklin Old Village, adjacent to Rylstone Gardens and moments from the cliff path leading toward Shanklin's beaches. 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. Sandown and Shanklin Bay is a large stretch of unbroken sandy beaches with plenty to see and do and beyond to the south there is also an array of bays and coves and stunning walks upon the Luccombe and Wroxall Downs or along the coastal paths. There is an excellent micro-climate and nearby Ventnor has botanical gardens, further award winning restaurants and a fish market in its sandy bay.

Accommodation

Entrance

A large open fronted porch with a wood panelled front door with glazed fan light over which opens to an inner lobby, with original Victorian tiled floor.

Cloakroom

With WC and wash basin

Hall

Double doors open to the reception hall from which a wide staircase with hard wood handrail rises to the first floor and there is a wide opening into the drawing room.

Drawing Room

A spacious room with bay window incorporating French doors and providing a great outlook over the gardens. Marble fireplace with wood burning stove inset and beautifully restored wooden floors throughout.

Open Plan Kitchen / Dining Room and Living Area

A beautifully proportioned room with sash windows and French doors overlooking the gardens. Electric fire set in an ornamental surround and interesting floor grates remain from the Victorian central heating system. Stunning kitchen recently fitted with an extensive range of built in cupboards with integral double oven, five ring gas hob and dishwasher. With central breakfast bar island and space and plumbing for an American fridge/freezer this is a brilliant family space in the heart of the villa. The period house has particularly light and spacious accommodation with the principle rooms having decorative coving.

Boot Room

Recently fitted out with an impressive range of storage shelving, worktops, additional sink, space and plumbing for washing machine and tumble dryer and rear access door.

Study/Bedroom 5

Currently used as a study with shower room off.

Store

Forming a link between the main house and the letting apartments and also providing the perfect utility and supplies store for the letting accommodation.

Steps lead down to the cellars where there are 4 rooms incorporating some original wine bins.

First Floor

Landing

A spacious partly galleried landing with roof light.

Bedroom 1

Wide bay window overlooking the gardens. Bathroom ensuite incorporating a large shower, WC, two basins and heated towel rail. Tiled throughout.

Bedroom 2

Double aspect room with sea glimpses and shower room ensuite. A balcony overlooks the gardens and pool.

Bedroom 3

Large double bedroom and east facing bay window, shower room ensuite.

Bedroom 4

Double bedroom with a view towards the downs. Built in storage and walk in airing cupboard. Shower room ensuite, tiled throughout.





Outside

A driveway from Popham Road leads to tarmac parking area with space for several cars where independent access is available to the coach house and apartments and steps lead up to the main house. The house has its own private garden comprising lawns interspersed by a range of trees, shrubs and well planted borders, making an extremely attractive setting. There is a lower garden, currently set aside for the use of holiday guests, incorporating a heated 10m swimming pool and an adjacent decked terrace with changing room, filtration equipment and gas fired boiler assisted by a wood burner and solar tubes on the pitched roof. A separate access off Luccombe Road provides further parking area with access to the apartments (and side gate into the gardens).

Self-Catering Holiday Apartments

Situated within the former Coach House and an annexe adjacent to the main house there are nine holiday apartments with AA four star grading. All of the apartments have been renovated by the current owners with individual style and dressing. This includes the installation of new heating and hot water systems. Apartments range in size and layout and a mixture of 1,2 and 3 bedrooms with some linked by communal areas and others benefitting from outside space, either balcony or courtyard. The business element of Luccombe Villa is comfortably run by the current owners assisted by a handful of cleaning staff, who work on just one day each week in peak season and on days when they are needed at other times. Primary tasks consisting of marketing, bookings and accounting. The day-to-day running of Luccombe Villa is not taxing or time consuming and can be deputised to staff where bookings are allocated automatically via the several portals online with access to apartments for incoming guests possible using key boxes. The business is registered for VAT under the Flat Rate Scheme (at a lower rate than under the Standard Rate Scheme.) Expenditure in recent years has been exceptional as the current owners have invested considerable sums on maintaining the improving holiday accommodation. A full list of tariffs and accommodation can be found at www.luccombevilla.co.uk or via the agent.

Viewings

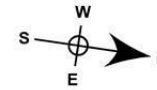
All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.



Holiday Let Accommodation and Swimming Pool



Luccombe Villa
Approximate Gross Internal Area
Luccombe Villa = 3197 sq ft - 297 sq m



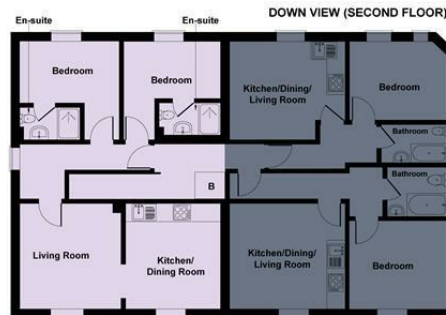
CHERRY TOPS (FIRST FLOOR)



THE WARREN

THE DEN (GROUND FLOOR)

COACH HOUSE



LUCCOMBE VIEW (SECOND FLOOR)

CROWN NEST (SECOND FLOOR)



TWO HOOTS

THE PINES



LUCCOMBE VILLA (FIRST FLOOR)

LUCCOMBE VILLA (GROUND FLOOR)

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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