



Corbiere

Upper Hyde Farm Lane | Shanklin | Isle of Wight | PO37 7PS

FINE & COUNTRY

# Step inside

## Corbiere

The beautifully modernised and extended Corbiere is an impressive family home located on a private road on the outskirts of Shanklin. The road only leads to the farm and the property is surrounded by fields with amazing views across to the sea. It was originally a bungalow but is now a very contemporary two storey house that includes five double bedrooms and has been maintained to a very high standard.

There is a wide block paved frontage where you can park numerous vehicles and a driveway to the integral garage. The property has instant appeal with its gorgeous pitched roof, oak framed and glass porch with a lovely oak front door. Once you walk into the spacious reception hall that is open plan to the delightful dual aspect lounge, you can start to really appreciate the quality of the interior design and fittings with internal oak doors, a hand-crafted oak staircase and attractive floor tiles with underfloor heating that flow through much of the ground floor.

The 'hub of the household' is the superb light and bright dual aspect kitchen/dining area that includes skylights and bi-fold doors to the terrace. There are delightful bespoke units housing a variety of appliances including a built-in oven and microwave, an integrated dishwasher, fridge and freezer together with a contemporary central island/breakfast bar with a Corian worktop and a triple hob system with a discreetly placed extractor above. There is plenty of space for a large table and chairs as well as a useful seating area where the family can relax and when the bi-fold doors are open it is as if you are really bringing the outdoors inside.

On the ground floor there is also a wet room with a trendy double shower enclosure twin rainfall shower heads and two double bedrooms with lovely rural views including one with an en suite steam shower and the other that could make an excellent snug or study. There is also direct access from the hall to the garage that also incorporates laundry facilities.

Off the first-floor landing there is a contemporary family bathroom with a stand-alone bath and three double bedrooms that all have French doors to the upper terrace and provide wonderful views across to the sea, including the luxurious main bedroom. This has a fascinating multi-vaulted ceiling, a built-in double cupboard and a superb slipper bath wonderfully positioned so you can lie in the bath and enjoy the views.

The easy to maintain enclosed rear garden includes a large raised terrace for al fresco dining and sunbathing with steps down to a well-manicured lawn that leads to a charming wooden chalet with lighting, heating and water that would make a delightful studio, games room or office for anyone who is working but doesn't want to be disturbed.





# Seller Insight

“ This has been a gorgeous home, located in a quiet and peaceful area yet only five minutes from the beach and Shanklin town centre and not far from the lovely village of Godshill. However, we are starting a new chapter in our lives and hope that a new family will enjoy everything that this charming property has to offer, whether it is as a permanent home or a wonderful holiday retreat.

Shanklin is a delightful seaside resort including the impressive Shanklin beach that was winner of the Beach of the Year Award in the Countryfile Magazine in 2019. The Old Village is charming with its thatched cottages, independent shops, restaurants and pubs while the Shanklin Theatre provides a variety of professional and amateur shows for evening entertainment. There is a real feeling of community and, if you enjoy the 'great outdoors' there is nothing like a bracing walk with the dog or a cycle ride to Culver Down or Ventnor. You will also find suitable infant nurseries in the vicinity as well as find two good primary schools.

Nearby Godshill is a quintessential English village with a medieval church and charming thatched-roofed cottages. It is full of independent shops, pubs, restaurants and tearooms as well as the well-known Godshill Model Village and is also famous for being the site of the first ever Isle of Wight Festival in 1968. It is also very central for exploring the island. \*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







### Travel Information

9.8 miles from Fishbourne to Portsmouth Ferry Terminal  
 10.3 miles from Ryde High Speed Catamaran & Hover Travel  
 11.6 miles from East Cowes to Southampton Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit [www.islandbuses.info](http://www.islandbuses.info)

### Leisure Clubs & Facilities

The Heights Leisure Centre, Sandown	3.2 miles
Sandown & Shanklin Golf Club, Sandown	3.7 miles
Sandown & Shanklin Rugby Club, Sandown	3.3 miles
TJ's Gym & Fitness Studio, Shanklin	2.5 miles

### Healthcare

Doctors Surgeries:	
The Bay Medical Centre, Sandown	01983 862000
South Wight Medical Practice, Ventnor	01983 840625
Ventnor Medical Centre, Ventnor	01983 857288

### General Hospitals:

St Mary's Hospital, Parkhurst Road, Newport	9.4 miles
	01983 822099

### Education

Primary Schools:  
 Berry Hill Nursery School 01983 717363  
 Gatten & Lake Primary School 01983 869910  
 Shanklin C of E Primary School 01983 862444  
 Wroxall Primary School, Wroxall 01983 852290  
 Broadlea Primary School 01983 402403  
 Newchurch Primary School, Newchurch 01983 865210  
 Godshill Primary School, Godshill 01983 840246

Secondary Schools/Colleges:  
 The Island Free School, Ventnor 01983 857641  
 The Bay CE, Sandown 01983 402403  
 Christ the King Upper College, Newport 01983 537070  
 Medina College, Newport 01983 526523  
 Island Innovations V1 Form Campus, Newport 01983 522886  
 Isle of Wight College, Newport 01983 526631  
 Ryde Private, Queens Road, Ryde 01983 562229

Assisted Learning Schools:  
 Medina House, Newport 01983 522917  
 St George's School, Newport 01983 524634  
 St Catherine's School, Ventnor 01983 852722

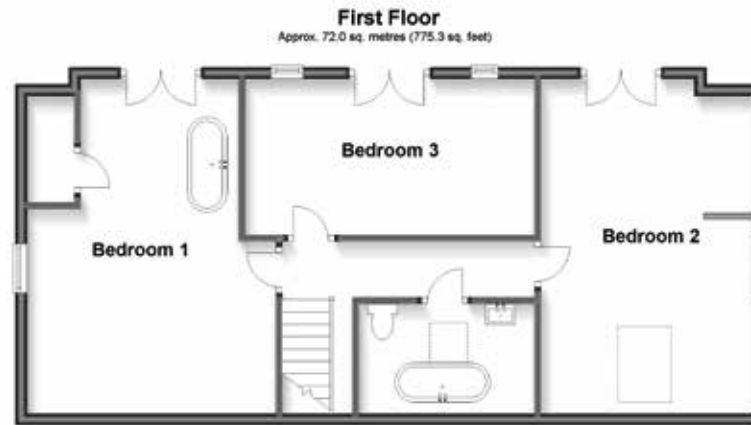
### Entertainment

Restaurants and Bars  
 Fishermans Cottage, Esplanade Shanklin  
 The Steamer Inn, Esplanade Shanklin  
 The Crab, Shanklin Old Village  
 Pendletons, Shanklin Old Village  
 Merrie Gardens, Lake  
 Morgans of Shanklin, Shanklin Old Village  
 The Steamer Inn, Shanklin  
 Pavarottis Italian Restaurant, Shanklin Old Village  
 The Taverners, Godshill

These restaurants and bars are all available within a 10-minute drive of your home.

### Local Attractions / Landmarks

Shanklin Chine, Old Village Shanklin  
 Wildheart Animal Sanctuary 901, Sandown  
 Robin Hill Country Adventure Park, Downend  
 Model Village, Godshill  
 Isle of Wight Donkey Sanctuary, Wroxall  
 Amazon World Zoo, Bathingbourne  
 The Garlic Farm, Newchurch



**GROUND FLOOR**

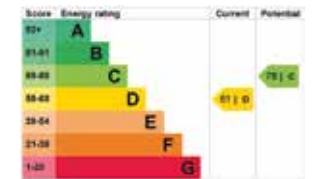
Lounge	26'7 x 11'2
Kitchen / Dining Area	25'1 x 18'1
Wet Room	7'6 x 6'9
Bedroom 4	14'9 x 12'6
En-Suite Shower Room	6'4 x 5'4
Bedroom 5 / Office	15'1 x 7'5

**FIRST FLOOR**

Landing	
Bedroom 1	19'3 x 14'4
Bedroom 2	19'3 x 11'11
Family Bathroom	10' x 6'
Bedroom 3	16'3 x 8'10

**OUTSIDE**

Extensive Parking	
Integral Garage	19'4 x 13'9
Rear Garden	
Timber Chalet	



Council Tax Band: F

Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed





Fine & Country  
Tel: +44 (0)1983 520000  
[isleofwight@fineandcountry.com](mailto:isleofwight@fineandcountry.com)  
28 St James Street, Newport, Isle of Wight PO30 1HY

