



Grange Bank House
Bed and Breakfast
Linen Ward Bar • Grand Lounge • Tea & Coffee Facilities
All Rooms En-Suite
Tel: 01983 862333
www.grangebank.co.uk

Grange Bank House
3 Grange Road | Shanklin | Isle of Wight | PO37 6NN

FINE & COUNTRY

Seller Insight

“ We have been so proud to build up a thriving business since we moved here some seven years ago. However, we feel it is time for us to retire and hope new owners will be interested to carrying on this bed and breakfast business. During the time we have been here we have refurbished the property including new décor, beds and furniture in every room and have just finished redecorating everywhere so it is all fresh for the new season. We love the fact that it is only two minutes' walk to the best restaurants and teashops in Shanklin and a five-minute walk to Shanklin Chine and the beach.

It is a delightful seaside resort including the impressive 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 two good primary schools. *

* 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.





Step inside

Grange Bank House

An excellent opportunity has arisen to purchase the attractive Grange Bank House in the centre of Shanklin Old Village and continue the thriving and very highly thought of licenced bed and breakfast business with its top rating on TripAdvisor. This extended Victorian property has been sensitively updated by the current owners but still includes delightful period features such as high and coved ceilings, fireplaces, dado and picture rails as well as the original staircase. There is a self-contained owners' accommodation with two double bedrooms, nine en-suite guest rooms including one with two bedrooms and visitor dining and sitting rooms together with a garage and a recently installed resin driveway where you can park up to nine cars.

The guest house is set back from the road with a raised front lawn, shrub borders and a low wall flanking the drive that leads to the garage and the front porch with its charming wrought iron feature. The front door opens into the welcoming hall and the first room you come to is the bright and spacious guest dining room with a veritable wall of windows providing plenty of natural light. Next door is the warm and friendly lounge with a delightful cast iron fireplace and white mantelpiece as a focal point as well as open access to the charming sunroom that has French doors to the front garden. Also on the ground floor are two double guest rooms with fitted cupboards and en suite showers that are particularly ideal for guests who find the stairs difficult. The rest of the ground floor is currently designed as the current owners' domain but obviously this more modern and flexible accommodation could be altered dependent on future requirements. It includes a separate entrance and a relaxing lounge/dining room with patio doors to the lower resin terrace as well as two double bedrooms, a bathroom, office and kitchen with an adjacent utility room. The kitchen provides appropriate facilities as a commercial kitchen for daily breakfasts but also as a 'family' kitchen for the rest of the day. It includes a Rangemaster cooker, a separate gas hob, grill and deep fat fryer as well as a hot cupboard to keep plates of food warm, two microwaves, an American fridge freezer, a new commercial dishwasher and a separate raw meat fridge.

Off the first-floor galleried landing there are seven bedrooms including a family suite with a double and single room as well as a bathroom, two large doubles with en suite showers and fitted cupboards, two standard en suite doubles and two en suite singles. All the rooms are individually designed and create a family friendly 'home-from-home' atmosphere.

Outside there are steps up to a circular resin patio that is surrounded by mature shrubs and trees and a circular artificial turn lawn providing pleasant places for both owners and guests to enjoy relaxing in the sunshine. The garage is partitioned to provide a secondary utility room with a commercial dryer and a large chest freezer as well as plenty of storage in the roof space.







Travel Information

10.4 miles from Fishbourne to Portsmouth Ferry Terminal
 9.6 miles from Ryde High Speed Catamaran & Hover Travel
 12.4 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

Leisure Clubs & Facilities

Sandown & Shanklin Golf Club, Sandown	2.7 miles
Shanklin Cricket Club, Shanklin	0.6 mile
The Heights Leisure Centre, Sandown	2.2 miles
Sandown & Shanklin Rugby Club, Sandown	2.3 miles

Healthcare

Doctors Surgeries:	
The Bay Medical Centre, Shanklin	01983 862000
South Wight Medical Practice, Godshell	01983 840625
St Helens Medical Centre, St Helens	01983 871828
Ventnor Medical Practice, Ventnor	01983 857288

General Hospital:	
St Mary's Hospital, Parkhurst Road, Newport	10.2 miles 01983 822099

Education

Primary Schools:
 YMCA Shanklin Nursery
 Berry Hill Nursery School
 Gatten & Lake Primary School
 Shanklin C of E Primary School
 Broadlea Primary School
 Newchurch Primary School, Newchurch
 Godshell Primary School, Godshell

Secondary Schools/Colleges:
 The Island Free School, Ventnor
 The Bay CE, Sandown
 Christ the King Upper College
 Medina College -
 Island Innovations V1 Form Campus
 Isle of Wight College
 Ryde Private, Queens Road, Ryde

Assisted Learning Schools:
 Medina House, Newport
 St George's, Newport
 St Catherine's, Ventnor

01983 862441
 01983 717363
 01983 869910
 01983 862444
 01983 402403
 01983 865210
 01983 840246

01983 857641
 01983 402403
 01983 537070
 01983 526523
 01983 522886
 01983 526631
 01983 562229

01983 522917
 01983 524634
 01983 852722

Entertainment

Restaurants / Bars
 Pendletons, Shanklin Old Village
 Fisherman's Cottage, Esplanade Shanklin
 The Steamer Inn, Esplanade Shanklin
 Morgans of Shanklin, Shanklin
 Thai Mukda Restaurant, Shanklin
 The Crab, Shanklin Old Village
 Pavarottis, Shanklin Old Village
 The Village Inn, Shanklin Old Village

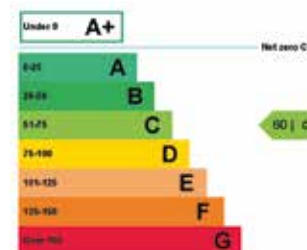
These bars and restaurants are available within less than 2 miles radius of this home

Local Attractions / Landmarks

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



Council Tax Band: A
Tenure: Freehold



GROUND FLOOR

Entrance Hallway	
Dining Room	21' x 10'
Lounge	16'3 x 14'2
Sun Room	16'10 x 14'5
Room 1	13'1 x 9'
En-Suite Shower Room	
Room 2	12'3 x 10'6
En-Suite Shower Room	
Inner Hallway	
Office	6'4 x 5'
Kitchen	19'2 x 10'
Utility Room	6'8 x 6'4
Owners Lounge / Dining Room	20'3 x 9'10
Owners Bedroom 1	12'4 x 12'1
Owners Bedroom 2	10'7 x 8'5
Owners Shower Room	

FIRST FLOOR

Galleried Landing	
Room 3	10' x 5'4
En-Suite Shower Room	
Room 4	13'1 x 10'
En-Suite Shower Room	
Room 5	8'9 x 8'7
En-Suite Shower Room	
Room 6	10' x 8'3
En-Suite Shower Room	
Room 7	13'10 x 13'6
En-Suite Shower Room	
Room 8 - Bedroom 1	11' x 8'9
Room 8 - Bedroom 2	14'1 x 7'2
En-Suite Shower Room	
Room 9	13'5 x 11'
En-Suite Shower Room	

OUTSIDE

- Front Garden
- Driveway Parking
- Double Garage
- Rear Garden



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 © 2023 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 17.01.2023





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