



St. Georges House Hotel  
2 St George's Road | Shanklin | Isle of Wight | PO37 6BA

FINE & COUNTRY



# Seller Insight

“ We bought the property about seven years ago and immediately spent time refurbishing the building with new flooring, damp proofing and structural renovation and have continued to main and update it over the years.

We have thoroughly enjoyed developing the hospitality business but feel it is time to pass the baton on to new owners as we are looking to retire. Shanklin is a lovely place to live and to go on holiday. It 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.

As well as the thatched cottages the Old Village includes+ 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.”\*



\* 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

## St. Georges House Hotel

With first class reviews and a long-standing reputation for faultless service, this delightful 10-bedroom Victorian hotel built in 1870 provides an excellent opportunity for anyone wishing to take over a highly successful hospitality business. It is located just a three-minute walk from the scenic clifftop path and steps that lead down to the beach and about the same distance from Shanklin town and the railway station. The hotel is also not far from the renowned Old Shanklin Village with its charming thatched cottages and the award-winning Shanklin Chine.

The property is approached via a wide frontage where you can park seven cars and has a path flanked by dwarf hedges that leads to the front entrance. With its varied roof lines, ornate barge boards and first floor bay windows it offers charming external features from a bygone era and period features continue once you cross the threshold. These include high coved ceilings, picture and dado rails, a fireplace, the original staircase, and ornate plasterwork including corbels and archways. At the same time the property has been sensitively updated by the owners and includes damp proofing, new flooring, a modern kitchen, and en suite facilities for every bedroom.

The property also has solar panels to keep utility bills to a minimum. Each of the nine guest suites have been individually designed to provide the personal touch but still in keeping with the overall ambience of the hotel. On the ground floor there is a large guest lounge with a charming fireplace, a feature arch and a conservatory style frontage providing plenty of natural light. This continues into the spacious and welcoming guest dining room that can seat up to 22 guests. There is also a bar adjacent to the lounge where you can enjoy a relaxing drink or wander out onto the delightful guest terrace through the French doors.

This floor also includes one double guest suite with access to the garden while the rest of the ground floor provides facilities for the owners. There is the owners' double bedroom, lounge/dining room, bathroom and office as well as a spacious utility room with four washer/dryers, a back door to the garden and the large kitchen that opens into the guest dining room. The kitchen includes a large food preparation area known as the 'steel room' and the main kitchen with its large range cooker, microwaves and plenty of storage as well as fridges, freezers, dishwasher and a stainless steel topped central 'island'.

Off the impressive galleried landing on the first floor there are nine en suite guest rooms including two doubles with en suite bathrooms, three triples with en suite showers, two doubles with en suite showers, a twin with an en suite shower and a single with an en suite shower. All the rooms have Freeview TV and hairdryers.

Outside the rear of the property there is a charming garden with an immaculately manicured lawn surrounded by shrubs, colourful flower beds and mature trees and a large shed.











#### Travel Information

10.6 miles from Fishbourne to Portsmouth Ferry Terminal  
 8.3 miles from Ryde High Speed Catamaran & Hover Travel  
 12.2 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

Sandown & Shanklin Golf Club, Sandown	2.4 miles
Shanklin Cricket Club, Shanklin	1 mile
1Leisure The Heights, Sandown	1.9 miles
Sandown & Shanklin Rugby Club, Sandown	2 miles

#### Healthcare

Doctors Surgeries	
The Bay Medical Centre, Shanklin	01983 862000
South Wight Medical Practice, Godshill	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	10.3 miles 01983 822099
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#### 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  
 Godshill Primary School, Godshill

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, School Lane, Newport  
 St George's, Watergate Road, Newport  
 St Catherines, Grove Road, 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  
 Pavarotti's, Shanklin Old Village  
 The Village Inn, Shanklin Old Village

These bars and restaurants are available within less than 1 mile radius of this home

#### Local Attractions / Landmarks

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



**GROUND FLOOR**

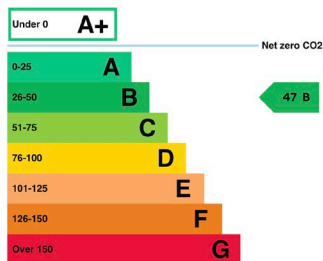
Entrance Porch	
Hallway	
Guest Lounge	17'5 plus 5'11 x 13'11
Bar	14' x 8'
Guest Dining Room	18'7 plus 5'10 x 13'8
Kitchen	13'9 x 10'11
Utility Room	
Laundry Room	12' x 8'
Guest Cloakroom	
Bedroom 1 plus En-Suite Shower	10'5 x 10'
Owners Office	
Owners Bathroom	
Owners Lounge / Diner	16'8 x 10'3
Owners Bedroom	12'11 x 10'3

**FIRST FLOOR**

Landing	
Bedroom 2 plus En-Suite Shower	12'7 x 8'
Bedroom 3 plus En-Suite Shower	13'5 x 13'
Bedroom 4 plus En-Suite Shower	10' x 10'
Bedroom 5 plus En-Suite Shower	16'11 x 10'
Bedroom 6 plus En-Suite Bathroom	14'1 x 11'6
Bedroom 7 plus En-Suite Bathroom	14'3 x 12'7
Bedroom 8 plus En-Suite Shower	15'3 x 13'6
Bedroom 9 plus En-Suite Shower	13'9 x 10'11
Guest Shower Room	

**OUTSIDE**

- Driveway Parking
- Side Terrace
- Rear Garden



Council Tax Band: A  
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 © 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 01.08.2023







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