



St. Leonards Hotel
22 Queens Road | Shanklin | Isle of Wight | PO37 6AW

FINE & COUNTRY

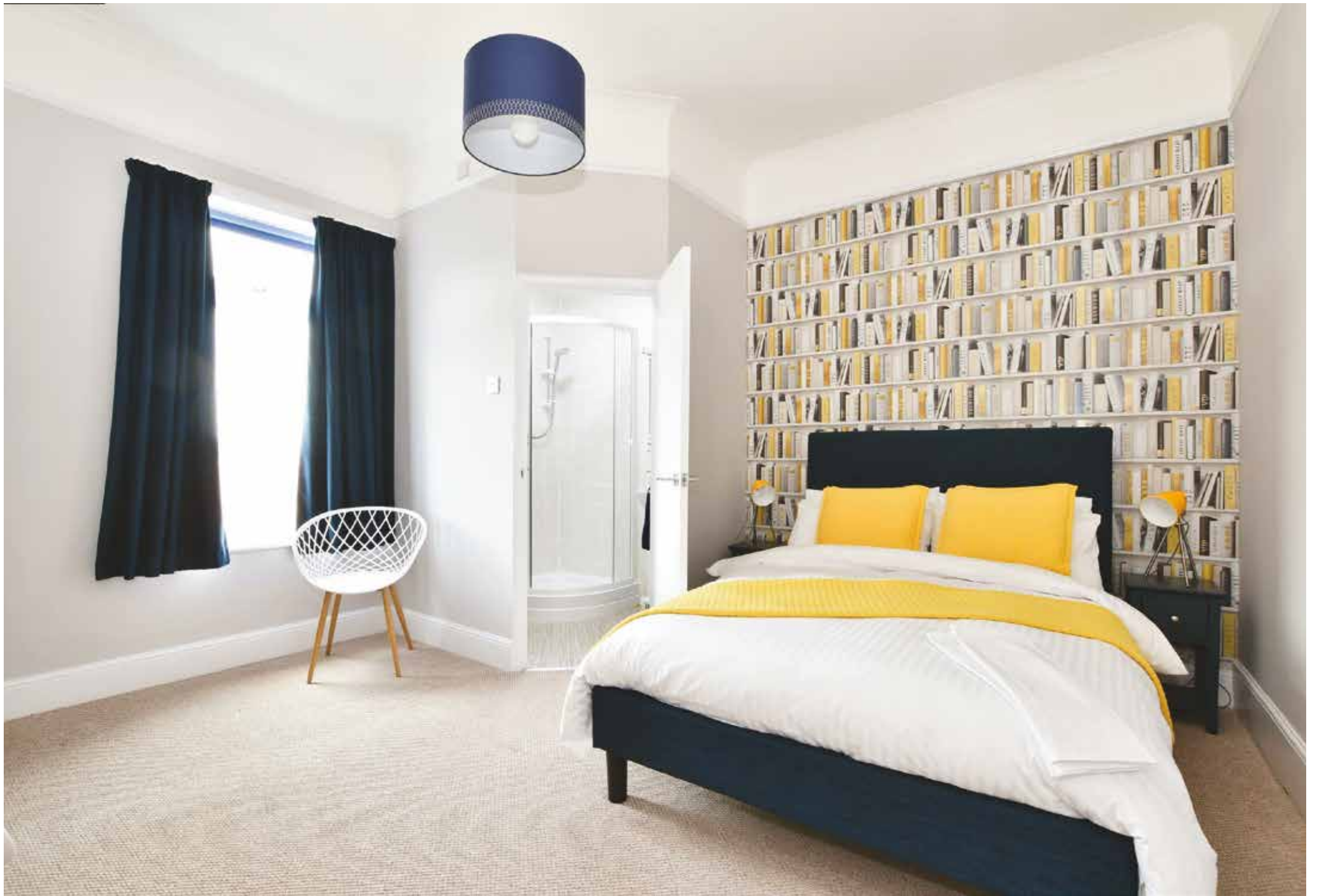
Seller Insight

“ When I moved here the place needed upgrading and it was delightful to have the opportunity to develop the property and build up a thriving business over the past few years. However, I feel it is now time to retire and move nearer to my family and pass the baton onto new owners.

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, including Vernon Cottage, 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. *



* 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. Leonards Hotel

This attractive Victorian property is set back from the road and is only a short walk from the award-winning beach, the charming Old Village and the train station. It is approached via a drive and parking area beside a charming terrace with attractive raised shrub and flower beds where guests can enjoy having a drink on a sunny day. Although the guest house has been sensitively modernised it still retains some delightful period features such as coved ceilings, picture and dado rails as well as the original staircase.

As you walk into the reception area you can immediately begin to feel the warm and friendly atmosphere and this feeling continues as you see the charming lounge/bar with colourful chairs and French doors to the terrace. There is a comfortable, light and bright dining room with a box bay window and seven tables providing for 18 covers, where guests can enjoy breakfast every morning. The good-sized kitchen provides everything needed for anyone cooking numerous breakfasts with its large, stainless steel range cooker, plenty of white kitchen units and multiple sinks, a dishwasher, microwave, fridges and freezers and heat lamps while outside there is a large laundry facility. Also on the ground floor is a separate owner's dual aspect bed/sitting room and en suite bathroom as well as a store cupboard and independent external access.

The spacious first floor landing leads to a guest kitchenette and three double bedrooms that all have en suite showers including the family room that can accommodate two adults and two children. This has access to the first-floor balcony that runs along the front of the property and provides charming views across to the sea. On the second floor there are four more bedrooms with vaulted ceilings and en suite showers including a second family room.







Travel Information

10.6 miles from Fishbourne to Portsmouth Ferry Terminal
 9.3 miles from Ryde High Speed Catamaran & Hover Travel
 12.3 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	2.4 miles
Shanklin Cricket Club, Shanklin	1 mile
1Leisure The Heights, Sandown	1.8 miles
Sandown & Shanklin Rugby Club, Sandown	2 miles

Healthcare

Doctors Surgeries:	
Shanklin Medical Centre, Shanklin	01983 862000
Sandown Bay Medical Centre, Sandown	01983 409292
South Wight Medical Practice, Ventnor	01983 840625

General Hospital:

St Mary's Hospital, Parkhurst Road, Newport	9.6 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
 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, Newport
 St George's, Newport
 St Catherines, 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
 Fishermans 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 a 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
 Appuldurcombe House, Wroxall
 The Garlic Farm, Newchurch
 Wildheart Animal Sanctuary, Sandown
 Amazon World Zoo, Newchurch



GROUND FLOOR

- Entrance Hallway
- Reception Area 14'9 x 7'6
- Bar / Lounge 16'4 into bay x 14'9
- Sitting Room 13'4 x 12'8
- Dining Room 16'4 into bay x 15'10 plus 8'7 x 7'5
- Kitchen 14'6 x 10'4 plus 10'3 x 8'
- Owners Accommodation 15'7 max x 14'8 max

FIRST FLOOR

- Landing
- Room 1 with en-suite Shower Room 16'10 into bay x 16'5
- Room 2 with en-suite Shower Room 13'4 x 12'9 max
- Cloakroom
- Workroom 7'10 x 6'5
- Room 3 with en-suite Shower Room 14'8 max x 15'9 into bay
- Store Room

SECOND FLOOR

- Landing
- Room 4 with en-suite Shower Room 16'4 into bay x 12'7 max
- Room 5 with en-suite Shower Room 13'4 max x 13'
- Room 6 with en-suite Shower Room 10'6 x 9'6
- Room 7 with en-suite Shower Room 15'2 max x 12'8

OUTSIDE

- Off Road Parking
- Raised Patio Area

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 23.10.2023





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