



Knights Rest
20 Queens Road | Shanklin | Isle of Wight | PO37 6AW

FINE & COUNTRY

Seller Insight

“ We have owned this business since 2016 and over the years have seen it thrive, consistently scoring very highly across multiple travel review websites and seeing returning guests year upon year.

Shanklin is a huge draw for tourists with its golden beaches, the scenic Red Squirrel coastal path, Rylstone Gardens, the beautiful natural landmark Shanklin Chine and the picturesque Shanklin Old Village. The guesthouse is also favoured by locals, who visit Shanklin for the theatre or live music and decide to make a weekend of it.*



* 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

Knights Rest

Introducing this impressive guesthouse, ideally situated in the hugely popular tourist destination of Shanklin, just 400 metres from Hope beach, a golden sandy beach that's known for its traditional holiday entertainments and a variety of bars and restaurants overlooking the sea. Despite being built in the early 1800's, the grey, ashlar construction and unique design features give this property a medieval air to it. There are seven guestrooms, all of which boast ensuite facilities and soundproofed walls – a major advantage for any holiday accommodation. There's a further ensuite bedroom that's currently occupied by the owner which would easily work as an eighth guest bedroom.

Additionally, there's the owner's accommodation consisting of an integrated, three bedroom annexe with its own external entrance and a kitchen and living area which, if it wasn't required by the owner, would be ideal for families wishing to stay together for a self-catering holiday. Extremely rare for this area, it comes with a dedicated car park on site affording guests the convenience and advantage of free parking for the duration of their stay. Outside at the rear is a delightful garden, mostly laid to lawn with several seating areas, which is very popular amongst guests, as well as a pretty conservatory offering a quiet place to relax and enjoy the garden all year round.

The gorgeous, stone built, gable roof porch makes for an impressive entrance, immediately followed by the lovely lounge, with its stunning feature fireplace with wood burning stove and its full height, bay windows. The spacious dining room, with its lovely, exposed brick chimney and dual aspect windows is a delightful setting for guests to start their day in. Just across the hallway is a catering grade kitchen, more than capable of creating at least thirteen covers in high season. There are three guestrooms on the ground floor and five on the first floor, each with ensuite shower rooms and all tastefully designed in neutral tones.

The self-contained annexe is situated towards the rear of the property and is arranged over two floors. It has its own entrance and hallway leading to an open plan kitchen living room. The modern fitted kitchen includes all the necessary accoutrements, including electric oven with integrated hob and dishwasher. To the first floor are three good sized bedrooms and a contemporary shower room.

This remarkable property is already an incredibly successful business and offers enormous flexibility to maintain, adapt or grow into whatever its new owner's desire.







Travel Information

10.3 miles from Fishbourne to Portsmouth Ferry Terminal
 8.5 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

Leisure Clubs & Facilities

Yaverland Sailing & Boat Club, Yaverland	3.4 miles
Sandown & Shanklin Golf Club, Sandown	2.5 miles
Shanklin Rowing Club, Shanklin	0.6 miles
1Leisure The Heights, Sandown	1.9 miles

Healthcare

Doctors Surgeries	
The Bay Medical Centre, Sandown	01983 409292
The Bay Medical Centre, Shanklin	01983 862000
Ventnor Medical Centre, Ventnor	01983 857288

General Hospitals

St Mary's Hospital, Parkhurst Road, Newport	9.8 miles (01983 822099)
---	-----------------------------

Education

Primary Schools
 St Blasius C of E Primary School, Shanklin
 Gatten & Lake Primary School, Shanklin
 The Bay CE Primary School, Sandown
 Broadlea Primary School, Sandown
 Newchurch Primary School, Newchurch

Secondary Schools/Colleges

The Bay CE School, Sandown
 Carisbrooke College, Newport
 Christ The King Upper College, Newport
 Medina College, Newport
 Ryde School with Upper Chine School, Ryde
 The Island VI Form Campus, Newport
 Isle of Wight College, Newport

Learning Assisted Schools:

Medina House, School Lane, Newport
 St. Georges, Watergate Road, Newport
 St. Catherine's, Grove Road, Ventnor

01983 862444
 01983 869910
 01983 403284
 01983 402403
 01983 865210

01983 403284
 01983 524651
 01983 537 070
 01983 861 222
 01983 562229
 01983 522886
 01982 526631

01983 522 917
 01983 524 634
 01983 852722

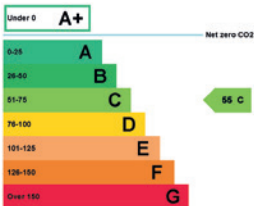
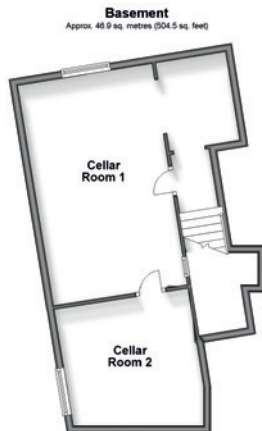
Entertainment

Restaurants / Bars
 Pendletons, Shanklin Old Village
 The Crab, Shanklin Old Village
 The Village Inn, Shanklin Old Village
 Pavarottis, Shanklin Old Village
 The Steamer Inn, Shanklin Esplanade
 Fisherman's Cottage, Shanklin Esplanade
 The Waterfront Inn, Shanklin Esplanade
 The Hideaway, Shanklin Cliff Path
 The Fighting Cocks, Hale Common

These bars and restaurants are available within a 10-minute radius of this home

Local Attractions / Landmarks

Shanklin Chine - Shanklin Old Village
 Rylstone Gardens - Shanklin
 The Wildheart Animal Sanctuary - Sandown
 Sandown Pier - Sandown
 Bembridge Fort - Culver Down
 Amazon World Zoo - Newchurch
 Adgestone Vineyard - Adgestone
 Carisbrooke Castle - Carisbrooke
 Monkey Haven Primate Rescue Centre - Newport
 Quarr Abbey - Binstead



BASEMENT

Cellar Room 1	17'6 x 11'7
Cellar Room 2	12' x 11'7

GROUND FLOOR

Entrance Hallway	
Lounge	16'10 x 10'9
Office	11'10 x 11'6
Arthur Room + En-Suite Shower Room	17' into bay x 9'8
Merlin Room + En-Suite Shower Room	11'8 x 11'5
Inner Hallway	
Bedroom	12'2 x 11'
En-Suite Shower Room	
Pantry / Prep Room	10'6 x 7'4
Trade Kitchen	11'6 x 9'1
Dining Room	30'9 x 11'7
Conservatory	16' x 11'4
Hall	
Annex Kitchen / Living Room	17'2 x 10'6

FIRST FLOOR

Landing	
Lancelot Room + En-Suite Shower Room	13'4 x 11'4
Guinevere Room + En-Suite Shower Room	11'6 x 8'1
Galahad Room + En-Suite Shower Room	13'2 x 11'2
Gawain Room + En-Suite Shower Room	15'7 including en-suite x 7'5
Percivale Room + En-Suite Shower Room	11'7 x 6'6
Guest Cloakroom	
Annex Landing	
Annex Bedroom 1	13' x 9'3
Annex Bedroom 2	11'8 x 10'9
Annex Bedroom 3	8'3 x 6'11
Annex Shower Room	

OUTSIDE

Off Road Parking
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 © 2024 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 02.08.2024





Fine & Country
Tel: +44 (0)1983 520000
isleofwight@fineandcountry.com
14 High Street, Cowes, Isle of Wight, PO31 7RZ

