



Hayes Barton
7 Highfield Road | Shanklin | Isle of Wight | PO37 6PP

FINE & COUNTRY

Seller Insight

“ Few spots on the Isle of Wight offer such a peaceful and scenic setting as Shanklin Chine. This beautiful, tree-lined gorge winds its way from Shanklin Old Village down to the sandy beach and bustling Esplanade below.

Take a leisurely walk along the seafront—Enjoy two themed adventure golf courses, an amusement arcade, zorbing, and a cliff lift that saves your legs from the steep climb back up the hill. Plus, the seafront offers plenty of pubs and cafes to relax in.

For evening entertainment, head to Shanklin Theatre—the largest on the Isle of Wight. Run by dedicated volunteers, it hosts a fantastic lineup of shows year-round, including performances by top comedians and musicians. There's always something exciting happening at this charming venue.

Don't miss the Old Village, where picturesque thatched cottages welcome visitors who love exploring quaint gift shops, cozy pubs, restaurants, and cafes.

And be sure to visit Rylstone Gardens, a delightful park near the Old Village featuring a bandstand with live music and performances throughout summer, a vintage-style crazy golf course, and traditional tea gardens perfect for a relaxing afternoon.*

* 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

Hayes Barton

A superb opportunity to acquire a successful and long-established guesthouse on the stunning Isle of Wight. Dating back to the 1860s and extensively refurbished to an exceptional standard, this charming and elegant property is offered chain free and fully equipped, allowing for a seamless transition for any prospective owner-operator or investor.

Ideally located just a short stroll from both the picturesque Old Village and the golden sands of the beach, the property enjoys a prime position that consistently attracts guests year after year. The property features ample private parking at the front and a beautifully maintained large garden and patio area at the rear—perfect for guests to relax and unwind in peaceful surroundings.

The guesthouse offers nine individually styled en-suite letting rooms, each tastefully decorated and designed to provide maximum comfort. Guests also benefit from a spacious and inviting guest lounge and lobby area, and a bright and airy dining room that is ideal for hosting breakfast or holding group events. The fully refurbished modern kitchen is well-equipped for high-volume service, streamlining operations for the owners and staff alike.

The property is further enhanced by a comprehensive WiFi system that provides excellent connectivity throughout the premises—an essential feature for today's leisure and business travelers.

For the owners, private accommodation includes a generous lounge area and a large en-suite bedroom, offering a comfortable retreat separate from the main guest areas.

The business has been operated by the current owners since 2001 and enjoys a strong seasonal business model, welcoming guests from April through September. The business has earned glowing reviews, high ratings, and multiple awards, including recognition from the AA and TripAdvisor, establishing a reputation for excellence and consistent guest satisfaction.

This is an outstanding opportunity for anyone seeking a lifestyle change, a profitable investment, or a foothold in the thriving UK hospitality industry. Whether you're an experienced hotelier or new to guesthouse ownership, this guest house offers a turnkey solution with immediate income potential in one of the UK's most beloved coastal destinations.

The combination of heritage charm, meticulous upkeep, and its enviable location makes this property truly special.







Travel Information

15 minute walk to Shanklin Train Station
(providing direct connection to Ryde Esplanade & Pier Head)

9 miles from Ryde High Speed Catamaran & Hover Travel
10.2 miles from Fishbourne to Portsmouth Ferry Terminal
13.4 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

Yaverland Sailing & Boat Club, Yaverland	3.9 miles
Sandown & Shanklin Golf Club, Sandown	2.9 miles
Shanklin Rowing Club, Shanklin	1.3 miles
1Leisure The Heights, Sandown	2.4 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	9.9 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

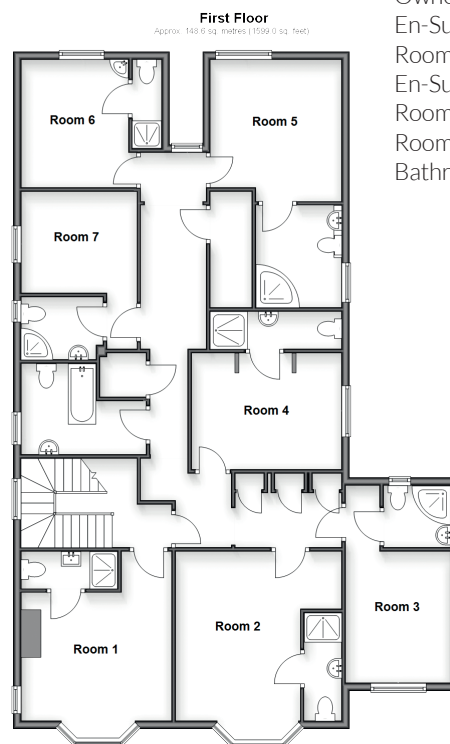
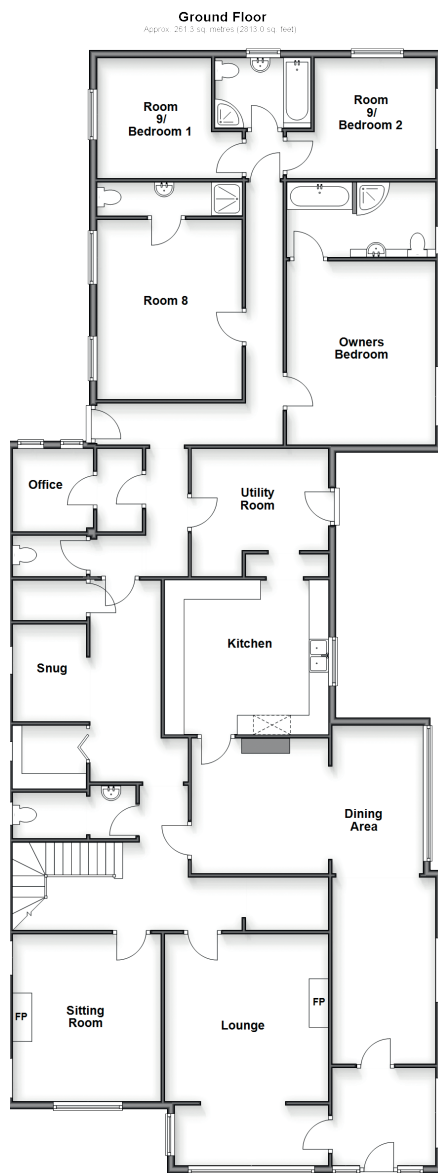
Entertainment

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

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



GROUND FLOOR

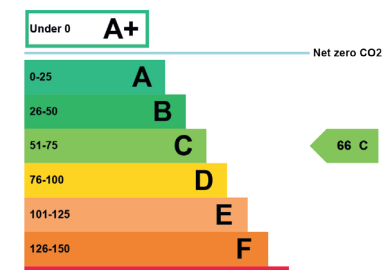
Entrance Hall	9'10 x 8'
Lounge	12'8 x 4'11
Breakfast Area	15'9 x 7'9
Dining Area	13'8 x 11'1 plus 13' x 6'11
Kitchen	13'5 x 12'5
Utility Room	11'7 x 9'9
Sitting Room	14'1 x 13'
Cloakroom	
Bar Area	
Snug	
Separate Toilet	
Office	8'6 x 5'10
Owners Bedroom	14'9 x 12'7
En-Suite Bathroom	
Room 8	15'1 x 12'3
En-Suite Shower Room	
Room 9 (Family Twin)	9'9 x 9'7
Room 9 (Family Double)	12'6 x 9'9
Bathroom	

FIRST FLOOR

Landing	
Room 1	12'8 x 10'9
En-Suite Shower Room	
Room 2	14'1 x 6'7
En-Suite Shower Room	
Room 3	7'9 x 6'7
En-Suite Shower Room	
Room 4	
En-Suite Shower Room	
Communal Bathroom	
Room 5	11' x 10'10
En-Suite Shower Room	
Store Room	
Room 6	9'10 x 8'3
En-Suite Shower Room	
Room 7	12'4 x 11'
En-Suite Shower Room	

OUTSIDE

Front Garden	
Driveway Parking	
Double Garage	9'6 x 17'4
Rear Garden	



Council Tax Band: A
Tenure: Freehold

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