



MARVINS
ESTATE AGENTS



SHERGAR ISLAND RIDING CENTRE, NEWPORT, PO30 2NB

£295,000

A superb and rare investment opportunity is presented to the market. 'Shergar' is a delightful Holiday Cottage set within a complex of others within the Island Riding Centre, the Island's premier Equestrian complex: <https://www.islandriding.com> The riding centre is set in acres of beautiful countryside just outside of Newport and central for all tourist locations and beaches.

Generating significant proven income over recent years this is the perfect opportunity to earn income whilst enjoying the personal holiday opportunities the Cottage offers.

COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS
T: 01983 292114
E: coves@marvins.co.uk

WWW.MARVINS.CO.UK

SHERGAR ISLAND RIDING CENTRE, NEWPORT, ISLE OF WIGHT PO30 2NB

LOUNGE/DINER/KITCHEN

19'8" max x 23'11" max (6m max x 7.3m max)

Offered for sale with the opportunity of earning income with an agreement for the riding centre to let and manage holiday bookings. Successfully managed by Island Riding centre for several years the property typically generates approx. £25,000 income pa.

Therefore the opportunity exists to earn income whilst having the opportunity to use for your own holiday purposes.

Opportunities such as this are a rarity and so we urge to come along and pay the complex a visit to appreciate the benefits

'Shergar' is a 3 bedroom cottage private terrace:

<https://www.islandriding.com/holidays/shergar/>

SPECIFICATION:

Entered on the ground floor in to a reception hall with ground floor shower room and WC with stairs to the first floor.

The Hall leads to an open plan living, kitchen and dining space with comfortable lounge seating, dining table and chairs for 6 and french doors leading to a private patio garden with seating, this is a great place to relax at any time of the year. A modern fitted kitchen with electric oven, hob, dishwasher, fridge freezer, kettle, toaster and microwave.

A Smart TV linked to the centre's WIFI provides a wide choice of media entertainment on Freeview and or via Netflix and Amazon using the guest's personal login to their subscription.

Stairs to the first floor lead to a master double bedroom (3.2m x 3.4m) , a twin bedroom (2.4m x 3.4m) and bunk room (2.4m x 3.8m) (2). The main bathroom (2.2m x 2.2m) comprises a toilet, wash basin and bath with shower over.

Outside at the rear there is a private patio garden accessed through french doors in the lounge/dining area. To the front there is a landscaped quadrangle.

THE ISLAND RIDING CENTRE SITE

The holiday cottages not only benefit from the use of acres of land for walking but residents have the use of

the children's play area and onsite restaurant and bar at GG's www.ggsiow.com . Being centrally located the centre is an ideal base from which to explore the Island and both Monkey Haven and Butterfly World can be reached on foot. The riding centre is popular with guests of all ages throughout the year, attracting families during holiday periods many of whom have returned to holiday multiple times and guests have the added option of bringing their own horse and using the holiday livery available.

A FURTHER INFORMATION SHEET IS AVAILABLE ON REQUEST HIGHLIGHTING FURTHER DETAIL AND BENEFITS.

Construction has been completed to an exceptionally high standard with quality fixtures, fittings and furniture.

The site has ample parking adjacent to the accommodation.

This property is Leasehold. See information sheet.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	86
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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