



Guide Price
£1,195,000
Freehold

Highfield Road, Shanklin, Isle of Wight, PO37

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10.7 miles from Fishbourne to Portsmouth Ferry
9.7 miles from Ryde Catamaran & Hover Travel
12.5 miles from East Cowes to Southampton Ferry

A rare turnkey hospitality and lifestyle opportunity in one of Shanklin's most desirable locations. Featuring 13 ensuite guest rooms, a manager's apartment, and an exceptional private owners' residence with luxury living spaces,

Quintessential and attractive detached guest house

Turnkey hospitality business with 11 ensuite guest rooms and two-bedroom apartment

Exceptional private owners' residence with luxury amenities

Newly refurbished indoor pool, gym, and wrap around veranda

Bespoke high spec kitchen and expansive open plan living spaces



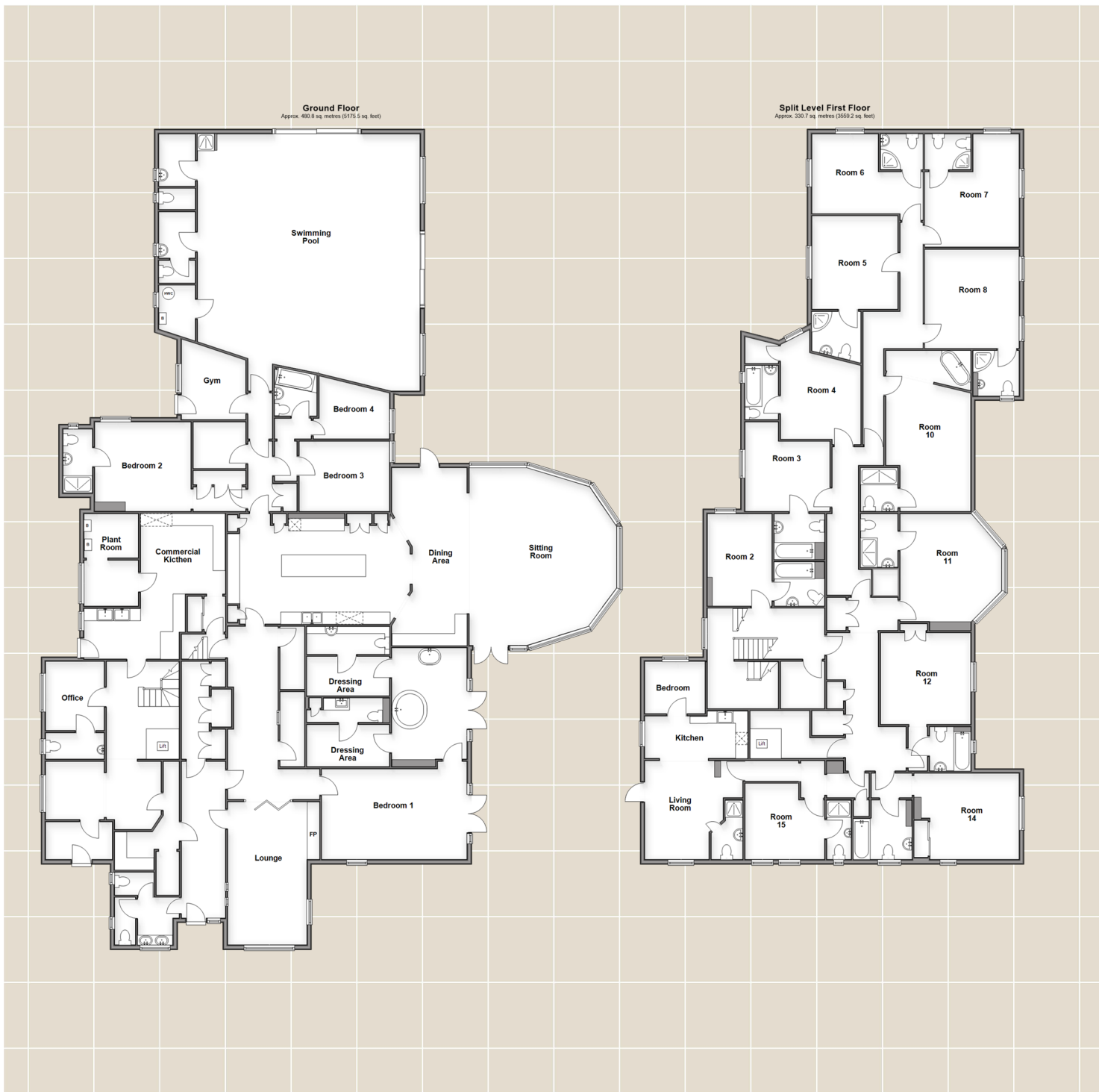


Thinking of guests, hospitality and lifestyle opportunity combines a fully operational commercial wing with an exceptional private owners' residence, offering a unique proposition for buyers seeking both a profitable business and luxurious living. Situated in one of Shanklin's most desirable and tranquil areas, the property is moments from the Old Village, its renowned eateries, charming, thatched cottages, scenic countryside, and the picturesque chine walk leading to the sandy beach. The commercial accommodation features 11 beautifully presented en suite double rooms on a split level first floor, each equipped with modern self check in door tags for guest convenience. A newly installed lift enhances accessibility throughout this level. A separate two bedroom manager's apartment, with its own private entrance yet internal connection to the main building, offers flexibility for staff use or additional letting income. On the ground floor, the commercial wing includes a well equipped commercial kitchen and upgraded plant room, alongside a manager's office and welcoming reception area. The facilities

have been meticulously maintained, enabling a new owner to begin trading immediately with confidence in both quality and operational efficiency. What elevates this property far beyond typical hospitality offerings is the exceptional private owners' accommodation. A substantial portion of the ground floor has been transformed into a high specification family home, featuring expansive open plan living spaces, a luxurious principal suite with twin dressing rooms and a spa inspired en suite, and an impressive indoor swimming pool that has undergone a full refurbishment. Additional amenities include a private gym and a newly added wrap around veranda overlooking beautifully landscaped, owner exclusive gardens. The showpiece living area centres around a bespoke fitted kitchen with extensive cabinetry, a striking granite topped island, premium appliances including an Aga, induction hob, electric oven, integrated dishwasher, full height fridge and freezer, and built in microwave. This flows into a designated dining area and a bow parlour sitting room with panoramic garden views. Externally, the property offers extensive

What the owner says...

"After viewing several French Chateau and Manor Houses, and walking away from huge cold unwelcoming buildings, far too many acres of land, and a complex and very expensive French tax system, we found Fembank. Still a short ferry crossing away, but quintessentially English and stunningly attractive. Fembank has wrap around mainly south facing semi-tropical Mediterranean style mature gardens and lots of private parking. It's a pleasure sitting in the gardens or the living room quietly watching red squirrels running across the lawn and numerous types of birds flitting around. The Big Mead park supports lots of English wildlife. We saw an opportunity with Fembank to adapt, improve and enjoy this unique place as a large private residence to gather family and friends, sharing unforgettable moments in this incredibly lovely location, but also to provide a lucrative and flexible income. A great opportunity to combine our work and living space in an exceptional location with strong income development, and potential to suit our lifestyle. Fembank does offer so many options, detached and unspoiled, a lovely spacious home, a part/full time guest house business, or for extended families, its opportunities are numerous. Fembank is nicely located in Shanklin Old Village, within easy reach of shops, restaurants, country walks, a lovely park and a few minutes' walk to the beach. Highfield Road is unspoiled and very quiet without road noise and disturbance."



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

Cowes on 01983 520000

14 High Street, Cowes, Isle Of Wight, PO31 7RZ

isleofwight@fineandcountry.com

London office

121 Park Lane, Mayfair, London, W1K 7AG