



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

FINE & COUNTRY

# Seller Insight

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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.

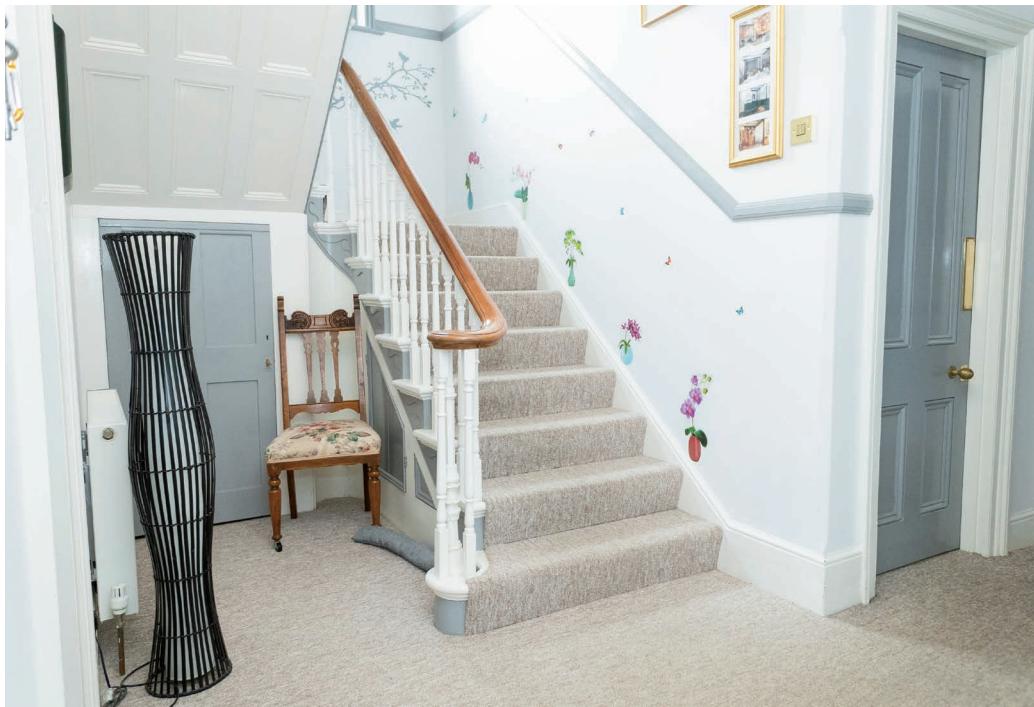
For evening entertainment, head to Shanklin Theatre—the largest on the Isle of Wight. Run by dedicated volunteers, it hosts a fantastic lineup of shows year-round, including performances by top comedians and musicians. There's always something exciting happening at this charming venue.

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](http://www.islandbuses.info)

#### Leisure Clubs & Facilities

Yaverland Sailing & Boat Club, Yaverland  
Sandown & Shanklin Golf Club, Sandown  
Shanklin Rowing Club, Shanklin  
1Leisure The Heights, Sandown

3.9 miles  
2.9 miles  
1.3 miles  
2.4 miles

#### Healthcare

Doctors Surgeries  
The Bay Medical Centre, Sandown  
The Bay Medical Centre, Shanklin  
Ventnor Medical Centre, Ventnor

01983 409292  
01983 862000  
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

01983 862444  
01983 869910  
01983 403284  
01983 402403  
01983 865210

##### 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

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

##### Learning Assisted Schools:

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

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  
Pavarotti's, 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

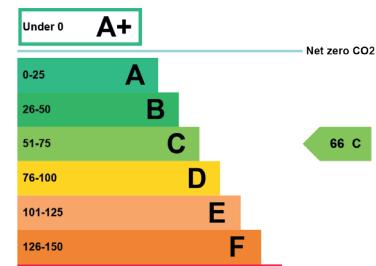
|                        |                             |
|------------------------|-----------------------------|
| Entrance Hall          | 9'10 x 8'                   |
| Lounge                 | 12'8 x 4'11                 |
| Breakfast Area         | 15'9 x 7'9                  |
| Dining Area            | 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

Driveway 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 © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pitts & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed 09.06.2025



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