



Harvest Cottage
Apse Manor Road | Shanklin | Isle of Wight | PO37 7PN

SELLER INSIGHT

“Shanklin is one of the Isle of Wight's most appealing coastal towns, offering a blend of seaside charm, practical amenities, and a relaxed lifestyle that resonates strongly with home seekers. Known for its golden sandy beach and lively seafront promenade, the town provides easy access to cafés, restaurants, and leisure activities, making day to day living feel effortlessly enjoyable. The Old Village, with its thatched cottages, boutique shops, and traditional tea rooms, adds a picturesque, almost storybook character that continues to attract buyers looking for a quintessential island setting.

Just beyond the town centre, Shanklin's outskirts offer a quieter, more residential feel while still keeping all amenities within easy reach. These areas benefit from scenic coastal and countryside walks, including routes along the cliffs and through Shanklin Chine — a lush gorge known for its waterfalls and dramatic vegetation. Families appreciate the strong selection of nearby schools, while commuters value the Island Line railway, which links Shanklin to Ryde and onward ferry connections to the mainland. Shanklin offers an attractive balance of lifestyle, convenience, and affordability for a coast and country location.*

* 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

Harvest Cottage

Tucked away in a peaceful courtyard setting on the desirable rural fringe of Shanklin, this charming Grade II listed country cottage offers a wonderful combination of period character, modern comfort and an enviable island lifestyle. Set back from a quiet country lane and surrounded by attractive countryside, the property enjoys a tranquil setting while remaining conveniently close to a wealth of local amenities and the beautiful sandy beach for which Shanklin is renowned.

One of a select few characterful barn conversions created as part of a sympathetic residential development, this delightful home retains many of the features and qualities of its heritage while providing well-appointed accommodation arranged over two floors. With public footpaths and scenic countryside walks just moments from the property, it is ideally suited to those seeking a peaceful retreat without being too far from everyday conveniences.

The property is approached from the front, where you are welcomed into a spacious sitting room. Full of warmth and character, this inviting reception space features attractive exposed beams, deep window sills and a beautiful stone-hearth fireplace, creating a cosy and distinctive focal point. It is a lovely room in which to relax and unwind, with the period features providing an appealing reminder of the property's origins.

To the rear is a generously proportioned kitchen/diner, thoughtfully fitted with ample storage, integral appliances and plenty of room for a dining table. This sociable space provides a practical heart to the home and benefits from direct access to the courtyard garden, making it particularly convenient for outdoor entertaining and summer dining.

Upstairs, the accommodation continues with two well-proportioned double bedrooms, both offering comfortable and versatile living space, together with a modern family bathroom. The layout provides an ideal arrangement for a couple, small family, holiday retreat or those looking for a character home with excellent potential for guest accommodation.

Outside, the pretty courtyard garden is a particular highlight. Enclosed and low maintenance, it provides a delightful private area for seating, relaxing and enjoying al fresco meals during the warmer months. Benefitting from a sunny aspect, it is a wonderful little suntrap and an easy-to-maintain extension of the living space.

A valuable additional feature is the private parking for one vehicle, accessed via the courtyard entrance and conveniently positioned alongside the property.

Combining period charm with modern practicality, a peaceful countryside setting with easy access to the coast, and a delightful private courtyard garden, this Grade II listed cottage presents a rare opportunity to acquire a characterful home in one of Shanklin's most appealing locations.







Travel Information

9.4 miles from Fishbourne to Portsmouth Ferry Terminal
11 miles from East Cowes to Southampton Ferry Terminal
17.9 miles from Yarmouth to Lymington 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

1Leisure The Heights, Sandown	3.1 miles
Sandown & Shanklin Golf Club, Sandown	3.7 miles
Rookley Country Park Fishing, Rookley	4.8 miles
Shanklin Cricket Club, Shanklin	1.3 miles

Healthcare

Doctors Surgeries	
South Wight Medical Practice, Godshill	01983 840625
The Bay Medical Centre, Sandown	01983 409292
The Bay Medical Centre, Shanklin	01983 862000

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	8.9 miles (01983 822099)

Education

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

Secondary Schools/Colleges
The Island Free School, Ventnor
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 840246
01983 869910
01983 862444
01983 403284
01983 865210

01983 857641
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
The Taverners, Godshill
Griffin, Godshill
The Fighting Cocks, Arreton
Dairyman's Daughter, Arreton
Chequers Inn, Rookley
The Pointer Inn, Newchurch
Smokin' Jacks', Wroxall
The White Horse, Whitwell
Merrie Gardens, Lake

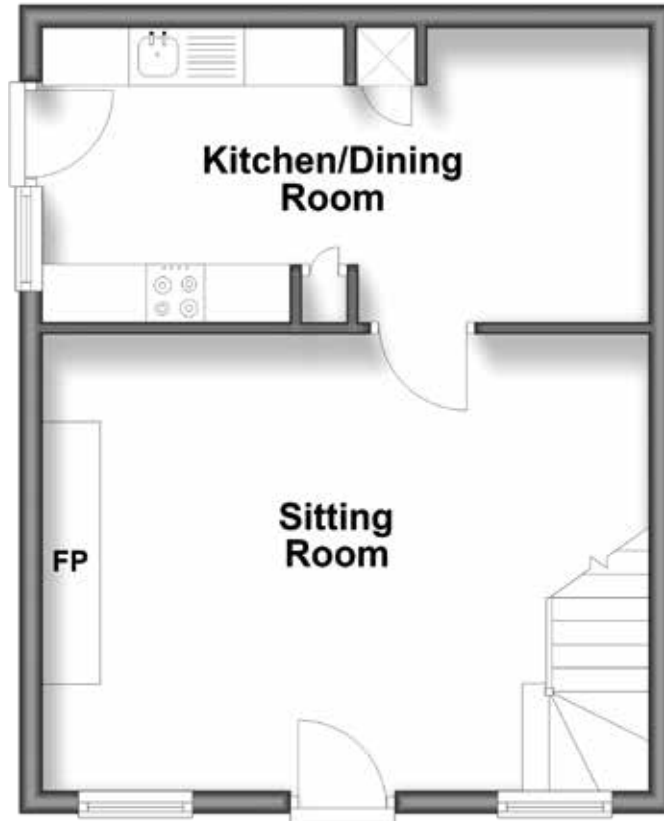
These bars and restaurants are available within a 10 minute radius of this home

Local Attractions / Landmarks

Model Village – Godshill
Appuldurcombe House - Wroxall
Bembridge Windmill - Bembridge
Donkey Sanctuary - Wroxall
The Wildheart Animal Sanctuary - Sandown
Garlic Farm - Newchurch
Carisbrooke Castle – Carisbrooke
Monkey Haven Primate Rescue Centre – Newport
Butterfly World – Newport
Amazon World Zoo – Newchurch

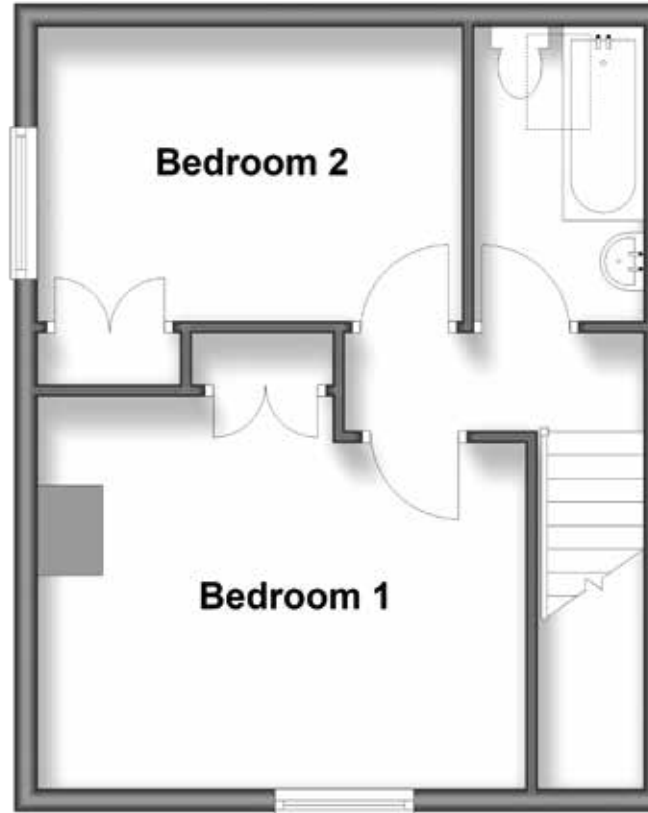
Ground Floor

Approx. 34.6 sq. metres (372.5 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.5 sq. feet)



GROUND FLOOR

Sitting Room	17'2 x 13'3
Kitchen / Breakfast Room	18'9 x 7'11

FIRST FLOOR

Landing	
Bedroom 1	13'8 x 11'2
Bedroom 2	11'11 x 8'4
Bathroom	8'4 x 4'8

OUTSIDE

Side Garden
Off Road Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band:D
Tenure: Freehold

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