



Floorplans are not to scale and for guidance only

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			
England & Wales	EU Directive 2002/91/EC		

### Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / [emily@arthurwheelerfs.co.uk](mailto:emily@arthurwheelerfs.co.uk)

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

LOVE WHERE YOU LIVE

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GRANGE BANK HOUSE  
3 GRANGE ROAD  
SHANKLIN  
PO37 6NN

£525,000



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)



A truly superb private Detached guesthouse occupying a sought after tourist location that is in the hub of the popular and picturesque Shanklin Old Village. Nearby, there is a good selection of inns and restaurants and the big mead recreation area. Also within Shanklin is a good selection of shops, Rylestone gardens and the Esplanade and beaches.

The current owners have been in residence for nearly nine years and have now decided to semi retire. During their tenure, they have enhanced the accommodation to a high standard and have refurbished all of the guest rooms, En Suites and communal areas. Additional benefits include: multiple parking, a Garage, lovely private Gardens to the rear and comfortable upgraded owners accommodation. Grange Bank House has nine letting rooms catering for a total of 17 guests and there is a mixture of single, twins, doubles and superior doubles. All the guest Bedrooms have En Suite facilities, freeview TV, tea and coffee making facilities etc. The Business received a 2022 Gold Award from Red Funnel for Best B&B/Guest House.

The accommodation benefits from gas fired central heating and replacement uPVC double glazed windows and comes fully equipped as a going concern.

To fully appreciate this current business, we would recommend an early viewing. It comprises:-

#### **GROUND FLOOR**

##### **SPACIOUS ENTRANCE HALL**

Staircase to first floor

##### **DINING ROOM**

with seating for 17 guests. Fitted cupboard concealing the gas fired boiler which supplies all the central heating.

##### **GUEST LOUNGE**

##### **SUNROOM**

French doors to the front garden.

##### **BEDROOM 2**

##### **BEDROOM 1**

##### **FIRST FLOOR**

##### **BEDROOM 7**

A superior double having en-suite shower WC.

##### **BEDROOM 8**

A suite comprising of a double bedroom and a single bedroom.

##### **BEDROOM 6**

A good sized single with en-suite shower WC.

##### **BEDROOM 9**

A twin with en-suite shower WC.

##### **BEDROOM 5**

A double with en-suite shower WC

##### **BEDROOM 3**

A single with en-suite shower WC

##### **BEDROOM 4**

A superior double with en-suite shower WC

#### **PRIVATE ACCOMMODATION**

##### **LOBBY**

##### **STORE ROOM**

##### **LOUNG/DINER**

#### **SHOWER ROOM**

##### **BEDROOM 1**

A double room

##### **BEDROOM 2**

A double Room

##### **KITCHEN**

having fully tiled walls and well fitted in oak faced units comprising base cupboards and drawers with matching high level cupboards. Laminate worktops, integrated large four burner gas hob, high level electric grill, electric range master induction hob with two ovens. Stainless steel hot cupboard, dishwasher and ancillary equipment. Double glazed door to rear garden.

##### **OUTSIDE**

At the front is a resurfaced driveway and parking area with space for 9 cars leading to detached Garage/Workshop. Mature garden area to front.

##### **GARAGE/WORKSHOP 15 x 12'5 (4.57m x 3.78m)**

with electric up and over door, power, light and mezzanine storage area

##### **LAUNDRY ROOM**

##### **REAR GARDEN**

At the rear of the property is a private garden which is very well stocked with shrubs and young trees and laid to a sunken patio, with two raised circular patio areas. From the garden there is access to a roof storage area over the Garage

##### **SERVICE - All mains available**

##### **UNIFORM BUSINESS RATE**

£5,600. We understand the current amount payable in the pound is 49.9 pence in the pound which equates to £2,794.40 PA. We further understand the guest house would qualify for small business exemption relief.

##### **TENURE - Freehold**

