



Fernbank  
6 Highfield Road | Shanklin | Isle of Wight | PO37 6PP

# SELLER INSIGHT

“ After viewing several French Chateaux 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 Fernbank. Still a short ferry crossing away, but quintessentially English and stunningly attractive. Fernbank 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 Fernbank 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. Fernbank 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.

Fernbank 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. We have been made most welcome by our neighbours and find it a lovely safe place to live.”\*



\* 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

## Fernbank

A Rare Turnkey Hospitality Opportunity with Exceptional Private Owners' Residence. Introducing an outstanding lifestyle and business proposition for discerning buyers seeking a fully self contained, turnkey commercial wing paired with an exceptional private residence. This immaculate property offers a seamless blend of luxury living and profitable hospitality, positioned in one of Shanklin's most desirable and peaceful locations, just moments from the charming Old Village, its renowned eateries, chocolate box thatched cottages, open countryside, and the picturesque chine walk leading to the sandy beach beloved by visitors.

The commercial accommodation comprises 11 beautifully presented en suite double rooms, all located on the split level first floor. Each room is equipped with modern self check in door tags, ensuring convenience and flexibility for guests. A newly installed lift serves this level, enhancing accessibility and operational ease. In addition, a two bedroom manager's apartment, also ideal as further letting space, benefits from its own private entrance via an external stairwell, while still connecting internally to the main building.

On the ground floor, the commercial wing features a well-equipped commercial kitchen and an adjacent plant room, both upgraded during the current owner's tenure. A dedicated manager's office and welcoming guest reception area complete the professional setup. The quality and condition of the facilities allow a new owner to begin trading profitably from day one, with every detail designed to maximise comfort, efficiency, and guest satisfaction.

What truly sets this property apart is the exceptional private owners' accommodation, which far exceeds the typical offering associated with hospitality ventures. The current owners have meticulously refurbished a substantial portion of the ground floor to create a luxurious, high specification family home. This private haven includes expansive open plan living spaces, a magnificent principal suite with twin dressing rooms and a spa inspired en suite, and an impressive indoor swimming pool that has undergone a comprehensive overhaul. A private gym and a newly added wrap around veranda overlook beautifully manicured gardens reserved exclusively for the owners' enjoyment. Further bedrooms include a generous double with an ensuite shower room, and a double and single suite sharing a bathroom.

The show stopping main living area centres around a bespoke fitted kitchen, designed to impress both aesthetically and functionally. Extensive wall and floor cabinetry, an oversized central island topped with striking granite, an Aga range with double ovens and induction hob plus matching Aga extractor, integrated dishwasher, full height fridge and freezer, and a built in microwave all combine to create a culinary space of exceptional quality. Leading from here is a designated dining area and a bow parlour sitting room, complete with windows all the way round to enjoy the vista across the landscaped grounds.

Externally, the property provides extensive parking for both guests and residents, enhancing convenience and accessibility from this attractive, predominantly residential road.

This remarkable property offers a rare opportunity to acquire a perfect hospitality business alongside a luxurious private residence, perfect for those seeking a rewarding lifestyle change without compromising on comfort or quality.







**Travel Information**

10.7 miles from Fishbourne to Portsmouth Ferry Terminal  
 9.7 miles from Ryde High Speed Catamaran & Hover Travel  
 12.5 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 3.9 miles  
 Sandown & Shanklin Golf Club, Sandown 2.9 miles  
 Shanklin Rowing Club, Shanklin 1.3 miles  
 1Leisure The Heights, Sandown 2.3 miles

**Healthcare**

Doctors Surgeries  
 The Bay Medical Centre, Sandown 01983 409292  
 The Bay Medical Centre, Shanklin 01983 862000  
 Ventnor Medical Centre, Ventnor 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 01983 862444  
 Gatten & Lake Primary School, Shanklin 01983 869910  
 The Bay CE Primary School, Sandown 01983 403284  
 Broadlea Primary School, Sandown 01983 402403  
 Newchurch Primary School, Newchurch 01983 865210

Secondary Schools/Colleges  
 The Bay CE School, Sandown 01983 403284  
 Carisbrooke College, Newport 01983 524651  
 Christ The King Upper College, Newport 01983 537 070  
 Medina College, Newport 01983 861 222  
 Ryde Academy / Lift Ryde, Ryde 01983 567331  
 Ryde School with Upper Chine School, Ryde 01983 562229  
 The Island VI Form Campus, Newport 01983 522886  
 Isle of Wight College, Newport 01982 526631

Learning Assisted Schools:  
 Medina House, School Lane, Newport 01983 522 917  
 St. Georges, Watergate Road, Newport 01983 524 634  
 St. Catherine's, Grove Road, Ventnor 01983 852722

**Entertainment**

Restaurants / Bars  
 Pendletons, Shanklin Old Village  
 The Crab, Shanklin Old Village  
 The Village Inn, Shanklin Old Village  
 Pavarottis, Shanklin Old Village  
 The Steamer Inn, Shanklin Esplanade  
 Fisherman's Cottage, Shanklin Esplanade  
 The Waterfront Inn, Shanklin Esplanade  
 The Hideaway, Shanklin Cliff Path  
 The Bandstand, Sandown Esplanade

These bars and restaurants are available within a 5-minute radius of this home

**Local Attractions / Landmarks**

Shanklin Chine - Shanklin Old Village  
 Rylstone Gardens - Shanklin  
 The Wildheart Animal Sanctuary - Sandown  
 Amazon World Zoo - Newchurch  
 Appuldurcombe House - Wroxall  
 Isle of Wight Donkey Sanctuary - Wroxall  
 Ventnor Botanic Garden - Ventnor  
 Robin Hill Country Park - Downend  
 Carisbrooke Castle - Carisbrooke  
 Monkey Haven Primate Rescue Centre - Newport  
 Quarr Abbey - Binstead

EPC Rating: C  
 Council Tax Band: A  
 Tenure: Freehold



**GROUND FLOOR - GUEST HOUSE**

Entrance Porch	
Reception Hallway	
Office	7'10 x 9'3
Cloakroom	
Commercial Kitchen	12' x 11'5
Plant Room	7'4 x 6'4
Still Room	12'10 x 6'9

**GROUND FLOOR - OWNERS ACCOMMODATION**

Entrance Hallway	21'6 x 5'10
2 x Separate Toilets	
Laundry	
Inner Hallway	23'4 x 6'9
Lounge	19'6 x 10'4
Bedroom 1	20'3 x 12'2
En-Suite Bathroom	14'11 x 10'11
2 x Dressing Area & Cloakroom	
Kitchen	24'11 x 14'10
Dining Area	24'4 x 10'6
Sitting Room	24'9 x 19'10
Bedroom 2	13'1 x 12'
En-Suite Shower Room	
Bedroom 3	12'2 x 9'3
Bedroom 4	9'2 x 8'1
Bathroom	
Store Room	
Gym	11'4 x 8'9
Swimming Pool	35'2 x 30'4
Plant Room	
2 x Changing Rooms	

**SPLIT LEVEL FIRST FLOOR**

Landing	
Room 2 plus En-Suite Bathroom	12'9 x 8'6
Room 3 plus En-Suite Bathroom	11'1 x 10'
Room 4 plus En-Suite Bathroom	11'9 x 10'1
Room 5 plus En-Suite Shower Room	12'9 x 11'8
Room 6 plus En-Suite Shower Room	10' x 9'1
Room 7 plus En-Suite Shower Room	14'11 at widest point x 12'
Room 8 plus En-Suite Shower Room	13'3 x 12'2
Room 10 plus En-Suite Shower Room & Bath	17'7 x 12'2
Room 11 plus En-Suite Shower Room	15'2 x 15' into bay
Room 12 plus En-Suite Bathroom	12'1 x 12'1
Room 14 plus En-Suite Bathroom	14'2 x 12'3
Room 15 plus En-Suite Shower Room	11'2 x 10'2

**Apartment 16:**

Living Room	18'7 x 13'10 max
Shower Room	
Kitchen	6'6 x 4'11
Bedroom	8'6 x 6'11

**OUTSIDE**

Ample Off Road Parking  
 Rear Garden



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 © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed:



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