

SPENCE WILLARD



Zoo House, Yaverland Road, Sandown,
Isle of Wight, PO36 8QB

A prime coastal property with a fascinating history, looking out to sea and offering substantial gardens, outbuildings and opportunity for renovation or further development.

VIEWING

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The Zoo House was constructed in approximately 1956 to serve as accommodation for the owner at the adjacent Zoo, now known The Wildheart Trust Sanctuary. The Zoo House has been owned by the same family since 1976 and is being offered to the market for the very first time.

Lot 1 - £550,000

This unique house is set back from the Esplanade and beach, enjoying the sound of waves rolling into Sandown Bay alongside the distinctive atmosphere of the nearby wild animal sanctuary, with exotic residents including tigers and bears. The property is substantial, with accommodation extending to five bedrooms, together with a large sitting/dining room, kitchen and office.

The extensive gardens extend to approximately 0.6 acres and incorporate former animal and aviary enclosures together with an ancillary bungalow previously used as staff quarters. Whilst the house retains considerable charm, it is in need of modernisation throughout. There may also be potential for further development of the site to provide additional outbuildings, dwellings or commercial opportunities, subject to achieving the necessary planning consents and approvals.

Lot 2 - Available by Seperate Negotiation

Part of the property being offered is land (approx. 0.4 acres) to the front formerly providing a car park for visitors to The Wildheart Trust Animal Sanctuary and beach. Available by separate negotiation and with covenant prohibiting use as a public car park.

Location

Set in a prime coastal position with direct access across the esplanade to award-winning beaches, the Zoo House combines the peace of island life with excellent transport links across the island and to the mainland. Ideal for those looking for a permanent home, holiday retreat, or investment opportunity. There are walks to Culver Down and also access to the islands cycle network.

Accommodation

Entrance Porch

uPVC glazed entrance porch with tiled flooring. A welcoming hallway with herringbone patterned flooring and understairs cupboard.

Sitting / Dining Room

An excellent family and entertaining space with triple-aspect windows, including a bay window overlooking the front garden and beyond to beach. Fireplace with stone surround with gas fire and original wooden flooring. A partitioned dining area is situated to the rear.

Kitchen

A particularly large and light room with windows to both front and rear overlooking the gardens and towards the beach. Tiled flooring and a range of undercounter and wall-mounted storage units with stainless steel sink, built-in oven and grill, together with space and plumbing for a fridge and dishwasher. A Pantry is accessed from the kitchen and providing useful additional storage.

Office

A triple-aspect room enjoying views towards both the sanctuary and the beach.

Utility Room

With space and plumbing for washing machine, tumble dryer and freezer. Separate W.C./Cloakroom

First Floor

Carpeted stairs rise to a light galleried landing with an excellent view of the sea. The first floor comprises five bedrooms, all of which are of good size. The principal bedroom is a large double room with





dual-aspect windows and glorious sea views, as well as views towards Luccombe and Wroxall Down to the south. There is an ensuite bathroom and, in addition, a family bathroom with panelled bath, shower, pedestal wash basin and bidet. Hatch providing access to a substantial loft with excellent scope for conversion into further accommodation, taking advantage of the wonderful views, subject to the necessary planning permissions and building regulations approval.

Outside

The Zoo House is set within its own gardens of 0.6 acres, positioned back from both the beach and road with a large front garden. A five-bar gate encloses the front garden, whilst the rear garden is partially fenced and currently requires clearance in parts.

Services

Mains electricity, water and drainage. Gas is connected to the property and supplies the hob and fire in the sitting room. Heating is provided by electric wall-mounted storage heaters.

Tenure

The property is held within separate freehold titles.

EPC Rating

F

Council Tax

Band F

Postcode

PO36 8QB

Viewings

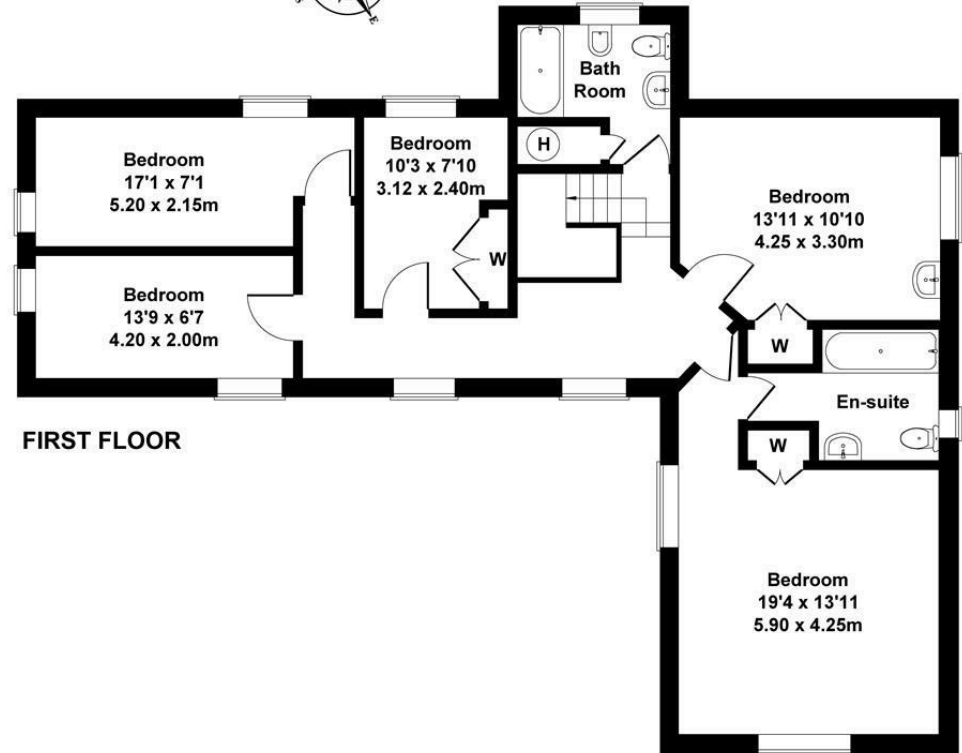
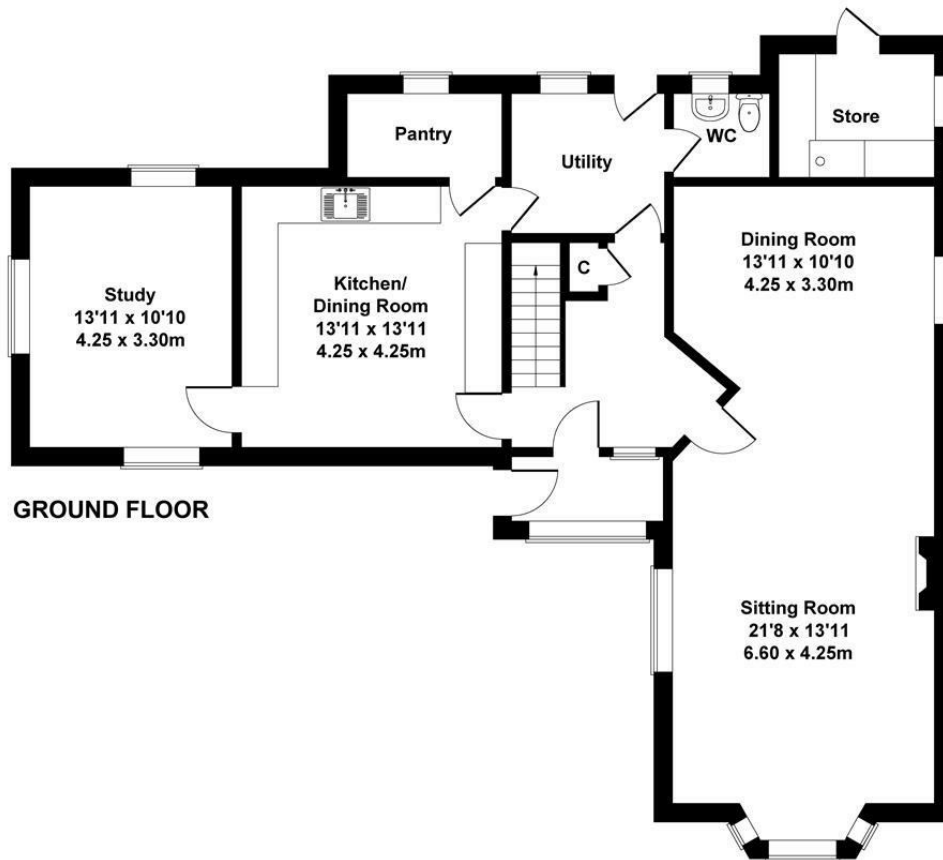
Strictly by prior appointment with the sole selling agents, Spence Willard.





Zoo House

Approximate Gross Internal Area
2142 sq ft - 199 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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