



5 St Boniface Cliff Road
Shanklin | Isle of Wight | PO37 6ET

 FINE & COUNTRY

SELLER INSIGHT

“ Our family loved this house, which is also called Treetops, because of its layout which shows off the beautiful view of coast and countryside to its fullest, particularly from the conservatory and the veranda in the back garden. We loved the garden and took pleasure in the planting and the interesting design, allowing for different activities in different areas. It feels like being on holiday all the time, having such easy access to the sea and the coastal path!

The house feels cosy and inviting but spacious at the same time. It's been great for socialising and hosting family and friends. The street and neighbourhood are friendly and it's been a great place for our parents to live and get involved in the local community. They were very happy here!*

* 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

5 St Boniface Cliff Road

This commanding three storey detached residence offers an exceptional blend of thoughtful design, generous proportions, and breathtaking coastal views, creating a truly distinguished home in one of Shanklin's most desirable settings. Positioned to capture sweeping vistas across the town and out towards the southern coastline, the property immediately impresses with its presence and privacy. A horseshoe driveway provides extensive parking and leads to two garages, one integral, the other fully detached, ensuring ample space for vehicles, storage, or hobbies.

Stepping through the covered, tiled entrance porch, you are welcomed into a substantial hallway that sets the tone for the elegance found throughout. The bespoke staircase draws the eye upward, hinting at the scale of the accommodation. Double doors open into a magnificent triple aspect sitting room, a superb space for entertaining or relaxing. Here, a feature fireplace, and a charming stained glass circular window combine to create a room rich in character and warmth. A small lobby leads to an additional reception room, currently arranged as a generous home office, enjoying garden views.

To the eastern side of the home, double doors open onto a covered, paved seating area that evokes a Mediterranean ambience, an idyllic spot for alfresco dining or simply admiring the scenery. The dual aspect kitchen and breakfast room is perfectly planned for family living, offering ample workspace, a range of fitted units, an integral dishwasher, and a built in double fridge. A door leads directly to the rear patio, while a concealed utility room, ground floor cloakroom, and internal access to the garage add further convenience.

The first floor landing is bright and spacious, with a door opening into a delightful conservatory. This elevated, enclosed retreat is the perfect place to enjoy morning coffee while taking in the impressive sea and countryside views. The principal bedroom is a generous dual aspect suite with extensive fitted wardrobes and a well appointed ensuite featuring both a bath and separate shower. Bedroom two, another large double, enjoys a triple aspect and enviable water views, while bedroom three, a comfortable single, is served alongside bedroom two by a modern family shower room.

The second floor hosts bedrooms four and five, both substantial doubles with storage and arguably the finest views in the house. Their elevated position and large dormer windows frame a stunning panorama of the coastline. Bedroom four also benefits from its own ensuite shower room.

Outside, the tiered rear gardens are beautifully arranged, with an extensive patio wrapping around the house and steps leading through mature planting to a generous lawn bordered by specimen trees. A gate at the lower boundary provides direct access to Culver Road and the coastal footpath, offering a scenic stroll to Shanklin's sandy beach, vibrant esplanade, and array of eateries. With excellent transport links, including easy access to the train station and fast ferry connections. This remarkable home combines coastal tranquility with everyday convenience.







Travel Information

10 minute walk to Shanklin Train Station
 (providing direct connection to Ryde Esplanade & Pier Head)
 10 miles from Ryde High Speed Catamaran & Hover Travel
 10.6 miles from Fishbourne to Portsmouth Ferry Terminal
 12.6 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

Leisure Clubs & Facilities

Yaverland Sailing & Boat Club, Yaverland	3.1 miles
Sandown & Shanklin Golf Club, Sandown	6.2 miles
Shanklin Rowing Club, Shanklin	0.7 miles
1Leisure The Heights, Sandown	1.5 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	10.5 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 537070
Medina College, Newport	01983 861 222
Ryde School with Upper Chine School, Ryde	01983 562229
Ryde Academy, Ryde	01983 567331
The Island VI Form Campus, Newport	01983 522886
Isle of Wight College, Newport	01982 526631

Learning Assisted Schools:	
Medina House, School Lane, Newport	01983 522917
St. Georges, Watergate Road, Newport	01983 524634
St. Catherine's, Grove Road, Ventnor	01983 852722

Entertainment

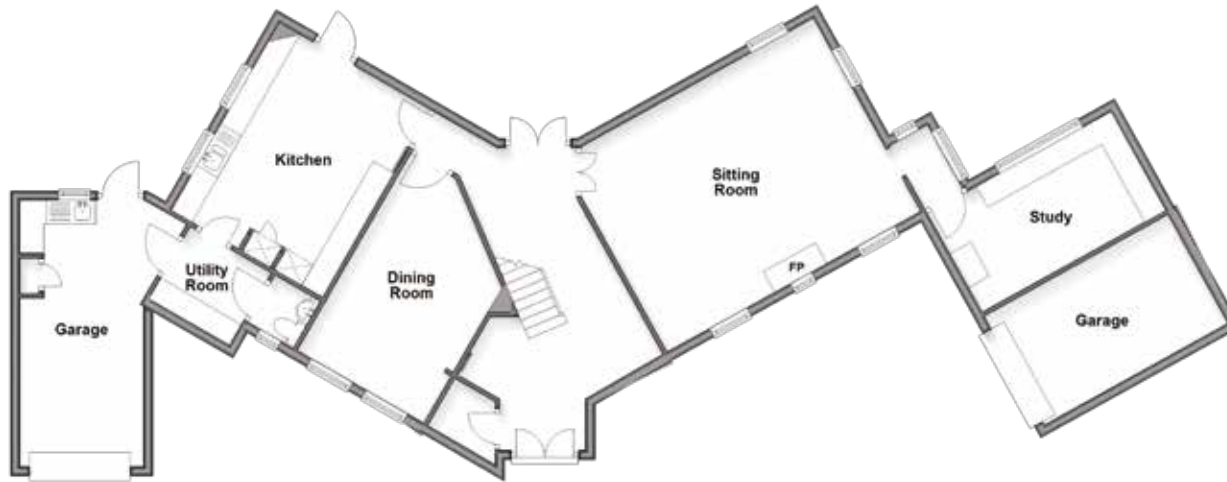
Restaurants / Bars
 Pendletons, Shanklin Old Village
 The Crab, Shanklin Old Village
 The Village Inn, Shanklin Old Village
 Pavarottis, Shanklin Old Village
 The Steamer Inn, Shanklin Esplanade
 Fisherman's Cottage, Shanklin Esplanade
 The Waterfront Inn, Shanklin Esplanade
 The Hideaway, Shanklin Cliff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

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
 Bembridge Fort - Culver Down
 Amazon World Zoo - Newchurch
 The Donkey Sanctuary - Wroxall
 Carisbrooke Castle - Carisbrooke
 Monkey Haven Primate Rescue Centre - Newport
 Quarr Abbey - Binstead

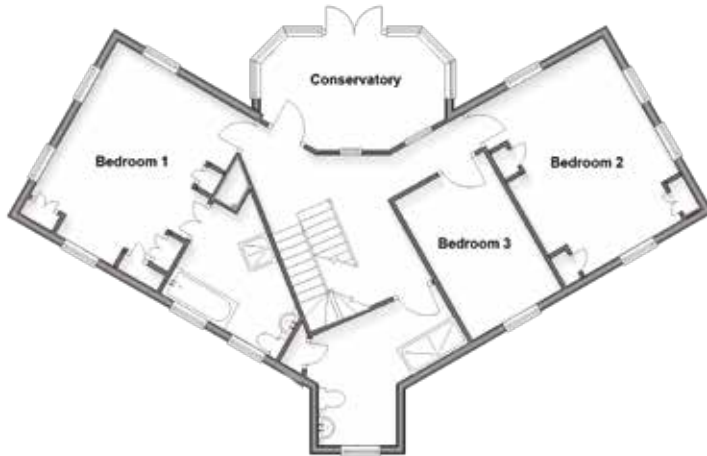
Ground Floor
Approx. 123.2 sq. metres (1326.5 sq. feet)



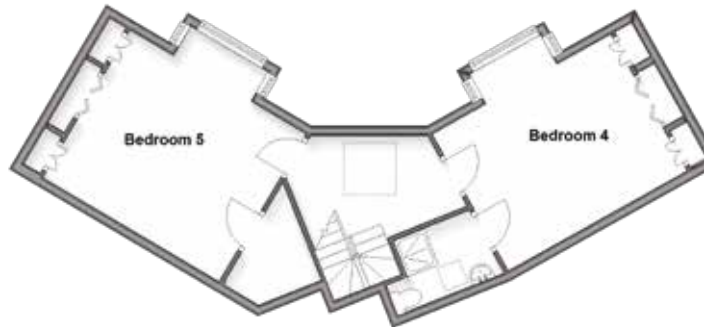
GROUND FLOOR

Entrance Porch	
Hallway	
Sitting Room	20' x 15'2
Office	14'4 x 7'7
Dining Room	16'9 x 9'11
Kitchen	15'1 x 11'11
Utility Room	5'10 x 5'9
Cloakroom	

First Floor
Approx. 83.6 sq. metres (899.4 sq. feet)



Second Floor
Approx. 51.1 sq. metres (550.0 sq. feet)



FIRST FLOOR

Landing	
Bedroom 1	15'2 x 12'1
En-Suite Shower Room	
Bedroom 2	15'3 x 11'8
Conservatory	3'2 x 8'7
Balcony	
Bedroom 5	11'10 x 7'11
Family Shower Room	

SECOND FLOOR

Landing	
Bedroom 3	12'7 x 13'6 into bay
En-Suite Shower Room	
Bedroom 4	12'5 up to wardrobes x 13'5 into bay

OUTSIDE

Driveway Parking	
Integral Garage	18'6 x 8'3
Rear Garden	
Detached Garage	

Council Tax Band: F
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 © 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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