



The Coach House  
Manor Road | Shanklin | Isle of Wight | PO37 6QS

# SELLER INSIGHT

“ This peaceful location is bordered by acres of parkland and woodland and adjacent to an 850-year-old church, yet only a 10-minute stroll down a traffic free lane into town. A 15-minute walk and I’m on the beach with miles of coastal walks.

The barn and secluded gardens have been the setting for many weddings for family and friends as well as hosting several charity fundraising events and the barn has also been the perfect venue for traditional family Christmases.

It’s easy to see why I’ve loved living in this idyllic spot for over 30 years but I’m now ready to let someone else enjoy this wonderful lifestyle.”\*

\* 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

## The Coach House

Set behind elegant electric wrought iron gates and approached via a sweeping driveway, this exceptional stone-built residence occupies approximately 1.37 acres of beautifully established grounds, offering an enviable combination of privacy, heritage and versatility. Originally serving as the coach house to Shanklin Manor, the property is now offered to the market for the first time, presenting a rare opportunity to own a home rich in character in one of the Island's most sought-after settings.

Perfectly positioned on the edge of the picturesque Old Village, the property enjoys a wonderfully secluded atmosphere while remaining within an easy stroll of charming, thatched cottages, independent restaurants, boutique shops and the spectacular cliff-top walks that define this beautiful coastal location. Nearby parkland, complete with its tranquil duck pond, further enhances the idyllic lifestyle on offer.

Inside, the accommodation is both elegant and welcoming, with generous reception rooms designed for family living and entertaining. Period details including an open fireplace, ornate ceiling roses, decorative coving and exposed stonework blend effortlessly with practical modern comforts, while large windows frame delightful views across the mature gardens. The 'Sheraton' fitted kitchen forms the heart of the home, complemented by spacious living areas that flow naturally from one to another, creating a wonderful sense of warmth and flexibility.

Leisure and wellbeing are at the forefront of this remarkable home. A dedicated entertainment wing incorporates a conservatory-style family room, games room and gym, leading to an indoor heated swimming pool with adjoining sauna and sun lounge. While the pool complex would benefit from some updating to its mechanical systems, it represents an exciting opportunity to create an outstanding private leisure suite.

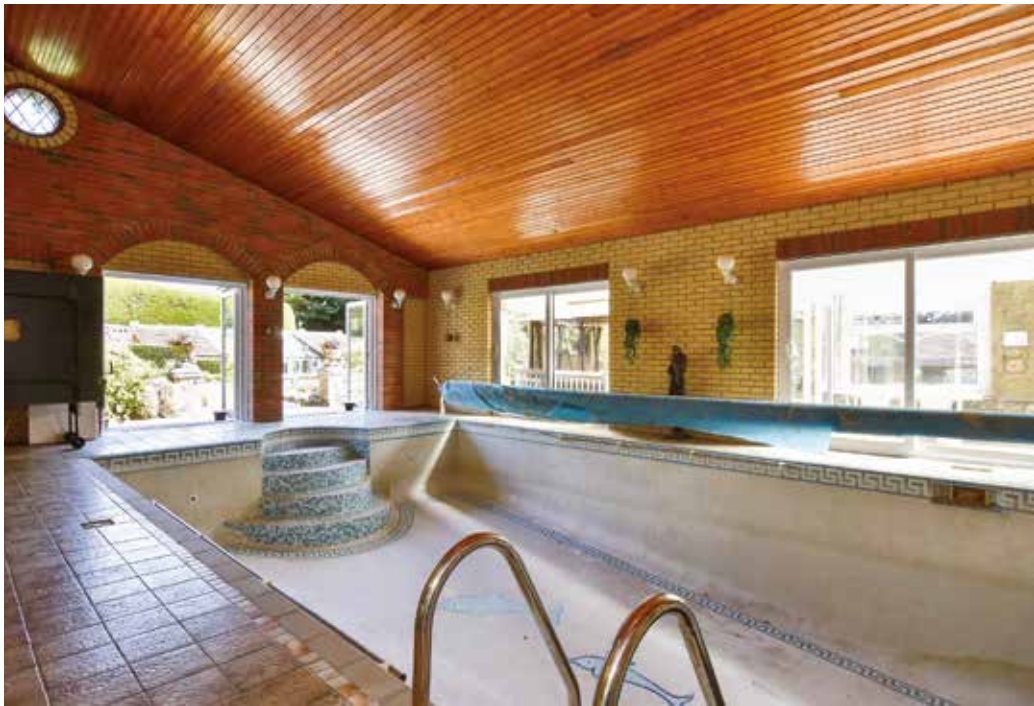
The first floor provides well-proportioned bedrooms, including an impressive principal suite with adjoining dressing room and en-suite shower room, alongside comfortable family accommodation that enjoys peaceful views across the surrounding gardens.

Adding another dimension to the estate is the impressive, detached barn, a characterful building that has previously operated as a tearoom and function venue. Complete with vaulted beamed ceilings, a striking fireplace, bar area, fitted kitchen and additional accommodation, it offers exceptional potential for entertaining, creative ventures, holiday accommodation or multi-generational living, subject to any necessary consents.

Outside, the grounds are every bit as captivating as the house itself. Enclosed by traditional walls, the gardens feature sweeping lawns, magnificent mature trees, colourful planting, charming seating terraces and a gently flowing stream that meanders through the landscape before feeding the neighbouring park pond. A beautiful weeping willow, carefully curated borders and the picturesque spire of St Blasius Church provide an ever-changing backdrop throughout the seasons, while subtle evening lighting transforms the gardens into an enchanting setting after sunset.

Practicality is equally well considered, with two substantial double garages with remote controlled electric doors, a brick-built potting shed and garden store, both with power and water, ample parking and gas central heating throughout. Combining historic charm, outstanding lifestyle amenities and exciting future potential, this is an extraordinary country residence that offers a truly unique way of life within moments of the coast.







**Travel Information**

11.6 miles from Fishbourne to Portsmouth Ferry Terminal  
10.1 miles from Ryde High Speed Catamaran & Hover Travel  
13.1 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 | 4.2 miles |
| Sandown & Shanklin Golf Club, Sandown    | 6.3 miles |
| Shanklin Rowing Club, Shanklin           | 1.6 miles |
| 1Leisure The Heights, Sandown            | 2.6 miles |

**Healthcare**

|                                  |              |
|----------------------------------|--------------|
| Doctors Surgeries                |              |
| The Bay Medical Centre, Shanklin | 01983 862000 |
| The Bay Medical Centre, Sandown  | 01983 409292 |
| Ventnor Medical Centre, Ventnor  | 01983 857288 |

**General Hospitals**

|                                             |                              |
|---------------------------------------------|------------------------------|
| St Mary's Hospital, Parkhurst Road, Newport | 11.1 miles<br>(01983 822099) |
|---------------------------------------------|------------------------------|

**Education**

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

Secondary Schools/Colleges  
The Bay CE School, Sandown  
Carisbrooke College, Newport  
Christ The King Upper College, Newport  
Medina College, Newport  
Ryde Academy / Lift Ryde, Ryde  
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 862444  
01983 869910  
01983 403284  
01983 402403  
01983 865210

01983 403284  
01983 524651  
01983 537070  
01983 861222  
01983 567331  
01983 562229  
01983 522886  
01982 526631

01983 522 917  
01983 524 634  
01983 852722

**Entertainment**

Restaurants / Bars  
Pendletons, Shanklin Old Village  
The Crab, Shanklin Old Village  
The Village Inn, 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 Esplanade  
The Pointers Inn, Newchurch

These bars and restaurants are all within easy access 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



## GROUND FLOOR

|                          |                               |
|--------------------------|-------------------------------|
| Porch                    |                               |
| Entrance Hallway         | 13'10 x 12'5                  |
| Lobby                    |                               |
| Cloakroom                |                               |
| Dining Room              | 18'1 x 12'11                  |
| Kitchen / Breakfast Room | 11'11 x 11'9 plus 12'2 x 4'10 |
| Utility Room             | 8'2 x 5'9                     |
| Rear Lobby               |                               |
| Sitting Room             | 18'5 x 16'5                   |
| Music Room               | 18'1 x 16'5                   |
| Garden Room              | 31'6 x 18'7                   |
| Games Room               | 35'10 x 13'3                  |

## FIRST FLOOR

|                      |              |
|----------------------|--------------|
| Landing              |              |
| Bedroom 1            | 16'5 x 13'11 |
| Dressing Room        | 18'1 x 13'10 |
| En-Suite Shower Room | 12'3 x 5'3   |
| Bedroom 2            | 13'9 x 9'7   |
| Bedroom 3            | 12' x 8'6    |
| Family Bathroom      | 11'10 x 9'3  |

## LOWER GROUND FLOOR

|               |             |
|---------------|-------------|
| Swimming Pool | 33'9 x 22'5 |
| Pump Room     |             |
| Sauna         |             |
| Shower Room   |             |
| Cloakroom     |             |
| Gym           | 13'9 x 13'5 |
| Conservatory  | 15'4 x 10'5 |

## OUTBUILDING / BARN

|                |               |
|----------------|---------------|
| Main Hall      | 45'11 x 17'11 |
| Inner Hallway  |               |
| 2 x Cloakrooms |               |
| Kitchen        | 15'2 x 12'11  |
| Store Room     | 14'6 x 10'2   |

## OUTSIDE

|                  |             |
|------------------|-------------|
| Gardens          |             |
| Driveway Parking |             |
| Double Garage 1  | 22'1 x 21'3 |
| Double Garage 2  | 19'7 x 19'6 |



EPC Rating: D  
Council Tax Band: F  
Tenure: Freehold

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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