



Vernon Cottage  
| Eastcliff Road | Shanklin | Isle of Wight | PO37 6AA

FINE & COUNTRY

# VERNON COTTAGE

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If your dream is to have a 'once in a lifetime' chance to change your lifestyle, then look no further than stunning Vernon Cottage at the top of lovely Old Shanklin Village. Here you can carry on a highly successful business and, at the same time, live in one of the most beautiful, thatched properties on the Isle of Wight. This 'chocolate box' property includes an award-winning tea rooms and restaurant, famous for the current owners' unique 'Isle of Wight Shaped Scones' and signature 'Old Shanklin Pie.' It also incorporates a pretty gift shop/tourist information centre and has the accolade of winning the 'Best Commercial Garden on the Isle of Wight' for its gorgeous sunny tea and beer gardens, with glorious planting, two covered ponds, private areas and extensive lawns seating more than 170 people - even with social distancing!

While the ground floor and gardens are all part of the business there is also a delightful, spacious, light and airy four-bedroom first floor apartment available for the owners to live the dream. Originally built in 1817 by talented artist and lawyer Edward Vernon Utterson, the cottage is steeped in history from its days as a smuggling centre with a tunnel that runs under the building to Shanklin Chine. It has far-reaching views from every room.

The extensive cottage has three inviting picturesque entrances, including one from the Old Village car park and coach park and it is also adjacent to the two Village bus stops, so it is the first place many visitors see when they arrive in the quintessential English village of Old Shanklin. From the full sun all-day Award-winning gardens, the attractive front door and French doors lead guests inside to the two charming tearooms/restaurant. These delightful bright rooms include diamond leaded light windows and attractive period fireplaces with views over the sunny gardens and hills beyond. There are appropriate cloakroom facilities, including a stylish new Ladies cloakroom, a large, separate washing-up room, prep room and storeroom plus beer cellar, as well as a superb spacious professional kitchen with recently installed equipment including ovens, under counter fridge units and stainless-steel work surfaces where you can create some mouth-watering dishes and cakes! The large gift shop with its prestigious 'Beautiful South' Award-winning Tourist Information centre is very popular among tourists and currently stocks Vernon Cottage homemade produce and unusual gifts. The beautiful gardens include cosy heated covered garden arbours, terraces, extensive lawns and mature trees, shrubs, two ponds and colourful, scented flowers. Another eye-catching feature are three unique wrought iron Penny Farthing bicycle stands designed by the current owners (with electric charging points) which have become an Old Village photo opportunity!

Upstairs you will find a light and bright characterful apartment flooded with sunlight that starts at a charming landing with arched and diamond pane windows with original stained glass inset. This leads to the contemporary family bathroom with its separate shower and stand-alone bath together with four bedrooms. One of these is a single that could also make an excellent study or nursery and three of these are doubles including the main bedroom with fitted wardrobe. There is a new, bespoke fitted kitchen with granite worktops and larder plus an exquisite bay window. The superb lounge/dining room with its exposed beams, bay windows and delightful fireplace is a lovely relaxing space to enjoy the tranquil afternoon and evening sunshine.













































# Seller Insight

“ We came across Vernon Cottage by chance 12 years ago when we were sitting in the adjacent car park and someone said it might be for sale, so we decided to take a look. The minute we were inside we felt it was the place for us and would be the opportunity to start a new life, a new adventure. Since moving here we have transformed the property and uncovered and restored all the original features including the two exquisite fireplaces in the tearooms. The property has also been re-thatched, rewired, repainted and has a new boiler and radiators plus total redecoration and restoration inside. We discovered a 'secret room' upstairs accessed from a hatch in the lounge where we found old pictures and photos including a framed picture of the house circa 1831, about 14 years after the cottage was built.

We have been so proud to build up an excellent thriving tearoom and restaurant business with unique scones and dishes, restore and replant the gardens and establish an Award-winning private Tourist Information centre. However, we feel it is now time to retire and move nearer to our children and pass the baton onto new owners who can enjoy this wonderful lifestyle and beautiful home.

Shanklin is a delightful seaside resort including the impressive Shanklin beach which won the Beach of the Year Award in the Countryfile Magazine in 2019. The Old Village is charming with its thatched cottages, independent shops, restaurants and pubs, including iconic Vernon Cottage, while the nearby Shanklin Theatre provides a variety of professional and popular amateur shows for daytime and evening entertainment. There is a real feeling of community and if you enjoy the 'great outdoors' there are stunning seaside or countryside walks in every direction. Old Shanklin is also lucky to be directly linked to Ryde pier head with the only rail link on the Island which is a huge advantage to both residents, businesses and visitors alike. You will also find good infant nurseries in the vicinity as well as two good primary schools and the highly acclaimed private Ryde School with Upper Chine is within easy reach.

Vernon Cottage is currently run as a Summer Season business with an impressive annual turnover and Net Profit which allow the owners the lifestyle choice to close from October to April. With its large garden, the business has also shown itself to be pandemic proof during the summer months - and the boom in staycations, which look set to stay, have even further enhanced trade. The new owners can choose the times and months they wish to open, with plenty of opportunity for further expansion, evening hours and currently an unused plot of land. The Gift Shop also lends itself to a huge variety of business ideas in addition to the Tourist Information, Gifts and Produce and is also licensed for Alcohol sales and takeaway. Vernon Cottage offers the buyer an ultimate lifestyle option and choice.\*

\*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.



























#### Travel Information

0.6 miles from Shanklin Train Station to Ryde Pier Head  
 11.4 miles from Fishbourne to Portsmouth Ferry Terminal  
 9.6 miles from Ryde High Speed Catamaran & Hover Travel  
 13 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

Sandown & Shanklin Golf Club, Sandown	2.1 miles
Shanklin Cricket Club, Shanklin	0.7 miles
The Heights Leisure Centre, Sandown	2.1 miles
Sandown & Shanklin Rugby Club, Sandown	2.3 miles
TJ's Gym & Fitness Studio, Shanklin	1.5 miles
Shanklin Rowing Club, Shanklin	

#### Healthcare

Doctors Surgeries:

Shanklin Medical Centre, Shanklin	01983 862000
Sandown Medical Centre, Sandown	01983 409292
St Helens Medical Centre, St Helens	01983 871828

General Hospital:

St Mary's Hospital, Parkhurst Road, Newport	10 miles
	01983 822099

#### Education

Primary Schools:

YMCA Shanklin Nursery	01983 862441
Berry Hill Nursery School	01983 717363
Gatten & Lake Primary School	01983 869910
Shanklin C of E Primary School	01983 862444
Broadlea Primary School	01983 402403
Newchurch Primary School, Newchurch	01983 865210
Godshill Primary School, Godshill	01983 840246

#### Secondary Schools/Colleges:

The Island Free School, Ventnor	01983 857641
The Bay CE, Sandown	01983 402403
Christ the King Upper College	01983 537070
Medina College	01983 526523
Island Innovations VI Form Campus	01983 522886
Isle of Wight College	01983 526631
Ryde Private, Queens Road, Ryde	01983 562229

#### Assisted Learning Schools:

Medina House	01983 522917
St George's	01983 524634
Clatterford Tuition Centre	01983 524680
Thompson House Tuition Centre	01983 539967

#### Local Attractions / Landmarks

Shanklin Chine, Shanklin  
 Old Village, Shanklin  
 Shanklin Beach & The Bay, Shanklin  
 Osborne House, East Cowes  
 Model Village, Godshill  
 Blackgang Chine, Chale  
 Robin Hill Country Adventure Park, Downend  
 Isle of Wight Donkey Sanctuary, Wroxall  
 The Garlic Farm, Newchurch  
 Sandown Zoo, Sandown  
 Amazon World Zoo, Newchurch  
 National Trust Needles Park, Alum Bay  
 Tennyson Down, Tennyson

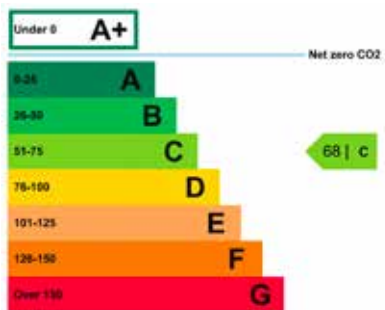


**Ground Floor**  
Approx. 137.3 sq. metres (1478.4 sq. feet)



**GROUND FLOOR – Tea Rooms / Restaurant**

Entrance Porch	
Hallway	
Tea Room	17'11" x 12'6"
Tea Room	21'1" x 14'4"
Gentleman's Toilets	
Ladies Toilets	
Store / Pump Room	8'11" x 8'2"
Commercial Kitchen	16'1" x 9'1"
Utility Area	10'5" x 4'10"
Washing Up Room	9'1" x 9'
Gift Shop	





## First Floor

Approx. 110.4 sq. metres (1187.9 sq. feet)



### FIRST FLOOR – Owners Apartment

Landing	
Lounge	20'1 x 16'7
Kitchen	11'1 x 10'3
Store Room	11' x 4'
Bedroom 1	13'1 x 12'2
Bedroom 2	11'6 x 10'7
Bedroom 3	11'5 x 10'3
Bedroom 4	12' x 6'10
Bathroom	8'8 x 8'7

### OUTSIDE

Private Garden  
Double Garage  
Owners Parking  
Large Tea Gardens



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



Fine & Country

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