



Apsewood Cottage  
Apse Manor Road | Shanklin | Isle of Wight | PO37 7PN



# Seller Insight

“ We fell in love with the garden and the secluded location when we first saw the property and the cottage has always had great appeal for us and for our paying guests. It has been run as a successful holiday let since 2014. It is very quiet and peaceful just an enclave of individual properties along Apse Manor Road that were all originally part of Apse Manor, but we are not isolated as it is a few minutes' drive to large supermarkets in Lake and Shanklin. There is a bus stop at the end of the road and you can even walk to Shanklin through America Wood, an ancient high oak forest or cycle along the old railway line which ends at Shanklin station with its refurbished 1980s Tube trains still running to Ryde Pier Head to catch the ferry to Portsmouth.

We are not far from the seaside resort of Shanklin with its impressive beach that won 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 while the Shanklin Theatre provides a variety of professional and amateur shows for evening entertainment. There is a real feeling of community and, if you enjoy the 'great outdoors' there is nothing like a bracing walk with the dog to Stenbury Down or Ventnor or experience the numerous round the island cycle routes. You will also find suitable infant nurseries in the vicinity as well as two good primary schools and Ryde independent school which takes children from 2 to 18. Nearby Godshill is a quintessential English village with a medieval church and picturesque thatched-roofed cottages. It is full of independent shops, pubs, restaurants and tearooms as well as the well-known Godshill Model Village and is also famous for being the site of the first ever Isle of Wight Festival in 1968.”\*

\* 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

## Apsewood Cottage

This gorgeous character four-bedroom property is the southern wing of the impressive Grade II Listed Tudor Apse Manor that was originally built in the late 16th or early 17th century. The cottage has its origins in the late 18th or early 19th century and became a residence in the early 19th century, so primarily has features from the Victorian era but still includes a couple of interesting features from an earlier age including exposed beams and a fascinating stone arch in the lounge. The property has an additional 1.4 acre paddock and nestles in the midst of a stunning garden of just under an acre, which is full of superb specimen trees, shrubs and is surrounded by woodland and farmland in a semi-rural location on the outskirts of the hamlet of Apse Heath, not far from the beaches of Shanklin. With its beautiful island stone exterior, high chimney stacks, and mullioned casement windows it has enormous appeal even before you cross the threshold, while internally it is just as characterful with its high ceilings, picture rails, panelled doors and wood burning stove.

The property is approached via a wide driveway providing plenty of off-road parking and bordered by a large lawn. It leads to a converted 19th century barn that has a three-bay car port, a workshop and a utility area and storage facilities. The canopied front entrance opens into the spacious hall that includes limestone flooring which flows through to the attractive dual aspect kitchen/dining room with underfloor heating, attractive Martin Moore bespoke storage units with granite worktops housing an integrated fridge freezer and dishwasher as well as a stand-alone washing machine. There is a charming snug with an en suite cloakroom that could always be an additional bedroom or a very useful office for anyone working from home as well as the elegant dual aspect lounge that includes an impressive fireplace with a log burner and French doors to the west-facing front garden. On the first floor you will find an attractive oak galleried landing leading to four double bedrooms and a family bathroom. The dual aspect main bedroom has lovely views over the garden as well as built in cupboards and a large en suite shower room, two of the other bedrooms include built in wardrobes while the guest room has an en suite shower.

Outside there is a large south-east facing terrace where you can enjoy al fresco dining and relaxing in the sunshine, while the sweeping lawns, flowerbeds, shrub and tree borders are a sight to behold. As if that was not enough there is also access to a small stream, waterfall and pond with a footbridge at the bottom of the garden, which children will no doubt enjoy exploring.











**Travel Information**

Bus service, 2, to Newport and Ryde, at the end of the road  
Shanklin train station 10 minutes drive, connecting to Hovercraft (10 minutes to Portsmouth) or FastCat (22 minutes to Portsmouth train station)  
17.4 miles from Yarmouth to Lymington Ferry Terminal  
12.1 miles from West Cowes to Southampton Terminal  
8.8 miles from Fishbourne to Portsmouth Ferry Terminal (45 mins)

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	3.7 miles
Shanklin Cricket Club, Shanklin	2.2 mile
1Leisure The Heights, Sandown	3.1 miles
Sandown & Shanklin Rugby Club, Sandown	3.2 miles

**Healthcare**

Doctors Surgeries	
The Bay Medical Centre, Shanklin	01983 862000
South Wight Medical Practice, Godshill	01983 840625
St Helens Medical Centre, St Helens	01983 871828
Ventnor Medical Practice, Ventnor	01983 857288

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	(8.3 miles) 01983 822099

**Education**

Primary Schools  
YMCA Shanklin Nursery  
Berry Hill Nursery School  
Gatten & Lake Primary School  
Shanklin C of E Primary School  
Broadlea Primary School  
Newchurch Primary School, Newchurch  
Godshill Primary School, Godshill

Secondary Schools/Colleges  
The Island Free School, Ventnor  
The Bay CE, Sandown  
Christ the King Upper College  
Medina College  
Island Innovations V1 Form Campus  
Isle of Wight College  
Ryde Private, Queens Road, Ryde

Learning Assisted Schools	
Medina House, Newport	01983 522917
St George's, Newport	01983 524634
St Catherine's, Ventnor	01983 852722

01983 862441  
01983 717363  
01983 869910  
01983 862444  
01983 402403  
01983 865210  
01983 840246

01983 857641  
01983 402403  
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01983 526523  
01983 522886  
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01983 562229

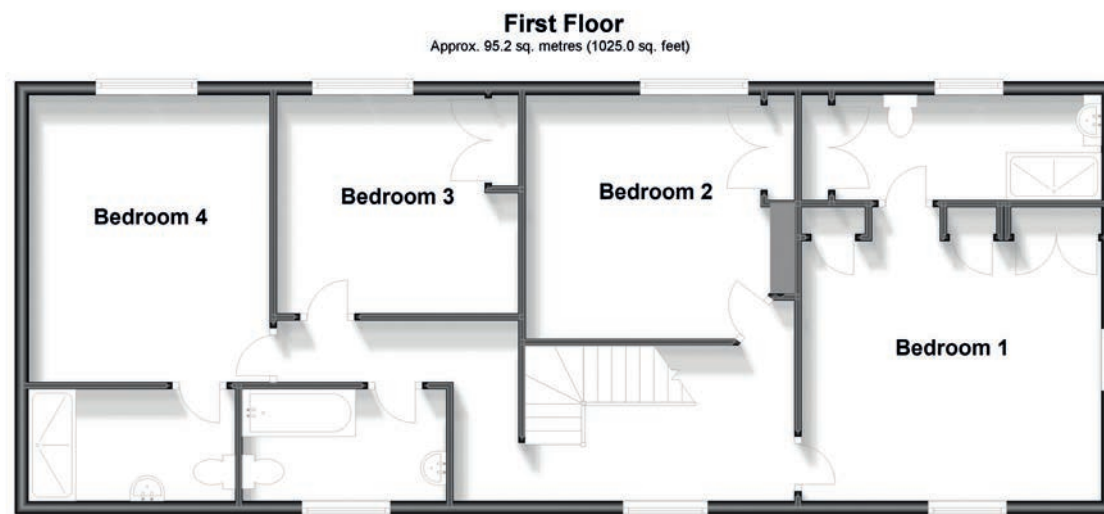
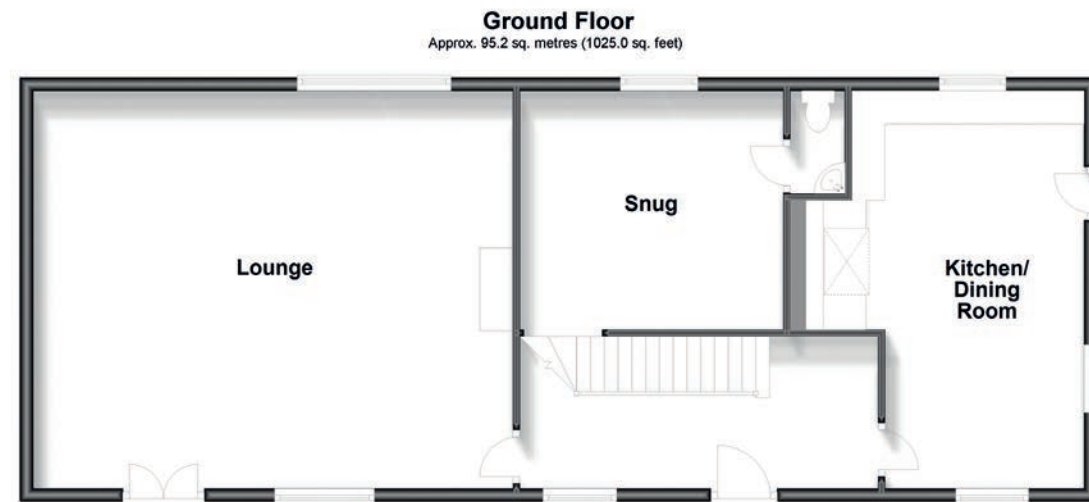
**Entertainment**

The Smoking Lobster – Ventnor  
The Taverners – Godshill  
Fighting Cocks - Arreton  
The Pointer Inn - Newchurch  
Fishermans Cottage, Esplanade - Shanklin  
The Steamer Inn, Esplanade - Shanklin  
The Crab, Shanklin Old Village - Shanklin  
Pendletons, Shanklin Old Village - Shanklin  
Merrie Gardens - Lake  
Morgans of Shanklin, Shanklin Old Village - Shanklin

These bars and restaurants are available within less than 3 miles radius of this home.

**Local Attractions / Landmarks**

Osborne House, East Cowes  
Shanklin Chine, Shanklin  
Old Village, Shanklin  
Model Village, Godshill  
Carisbrooke Castle, Newport  
Robin Hill Country Adventure Park, Downend  
Isle of Wight Donkey Sanctuary, Wroxall  
The Garlic Farm, Newchurch  
Wildheart Animal Sanctuary, Sandown  
Amazon World Zoo, Newchurch



#### GROUND FLOOR

Entrance Hallway	18'5 x 7'6
Snug	13'2 at widest point x 12'
Cloakroom	
Lounge	23'8 x 19'8
Kitchen / Dining Room	20'3 x 9'9

#### FIRST FLOOR

Landing	
Bedroom 1	14'4 x 12'1
En-Suite Shower Room	12'1 x 5'7
Bedroom 2	13'11 x 11'9
En-Suite Shower Room	9'6 x 5'4
Bedroom 3	12'1 x 12'
Bedroom 4	10'8 x 10'4
Family Bathroom	9'11 x 5'3

#### OUTSIDE

Front Garden	
Triple Car Port	31' x 15'9
Driveway Parking	
Outside Utility	12' x 6'
2 x Workshops	
Rear Garden	
Separate Paddock	

Council Tax Band: F  
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





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