



Bedford Lodge
4 Chine Avenue | Shanklin | Isle of Wight | PO37 6AQ

SELLER INSIGHT

“ The Bedford Lodge is ideally situated in the beautiful Shanklin Old Village, and is set in its own south facing, private gardens with sloping lawns, mature trees, flowering bushes and a sun terrace with views towards the Downs. The Bedford has been welcoming guests to the Isle of Wight for over 150 years, and was built in the 1840's overlooking the Chine and it was considered to be in an idyllic spot for 'taking the air' and 'promenading' by the Victorian people.

All our bedrooms are individually decorated, several with king or super king-size beds. We also have 2 premier rooms, as well as 2 rooms on the ground floor.

It's so easy to pop out for a relaxing drink, or grab a bite to eat close by, with a huge choice of fare to choose from including pub meals, cream teas, cafe food, ethnic and fine dining. Everything is on the doorstep, with only a brief stroll home at the end of a busy day.

The beach and Shanklin Esplanade are at the end of the road and Tower Cottage Park and the Chine are opposite. Ideally situated for walking and cycling trials, it's attractively placed for people who like to explore this wonderful island.

We have a secure and covered bicycle storage area. We have a well-stocked bar, which is run as an "honesty bar" if we are not around to serve you, simply pour your own drink, write it in the book, and it can be added to your invoice at the end of your stay!

Private car park, based on availability.*

* 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

Bedford Lodge

Steeped in more than a century of hospitality, this elegant Victorian residence offers a rare blend of historic charm, characterful architecture, and an exceptional setting in the heart of Shanklin Old Village. Originally built in the 1840s as a private villa, the building later evolved into a boarding house at the turn of the 20th century, welcoming guests for over 120 years. Its long and varied history also includes successful periods as a restaurant and hotel before settling into its current role as a warmly regarded bed and breakfast. Throughout these transitions, the property has retained the distinctive features that make Victorian homes so enduringly appealing, including high ceilings, original fireplaces, and generously proportioned rooms that create an immediate sense of space and grandeur.

The interior has been thoughtfully arranged to provide comfort and relaxation for guests, with a beautifully appointed dining room and a welcoming lounge that flows into a bright sunroom. These communal spaces offer an inviting atmosphere in which to unwind, read, or simply enjoy the tranquillity of the surroundings. Each bedroom has been individually decorated, giving every guest a unique experience. Several rooms feature king or super king beds, while two premier rooms offer an elevated level of comfort. For added convenience, two ground floor rooms provide easy access for those who prefer to avoid stairs.

Outside, the property is embraced by its own private, south facing gardens, a peaceful haven that feels worlds away from the bustle of daily life. Sloping lawns, mature trees, and flowering shrubs create a picturesque landscape that changes beautifully with the seasons. A sun terrace offers a perfect spot to relax with a morning coffee or evening drink while enjoying views toward the Downs. The gardens provide both seclusion and serenity, making them an ideal complement to the historic charm of the house itself.

The location is one of the property's greatest assets. Nestled within the enchanting Shanklin Old Village, it sits just moments from an array of pubs, cafés, tearooms, and restaurants offering everything from casual bites to fine dining. Guests can easily step out for a leisurely drink or a delicious meal, knowing that a short stroll will bring them back to the comfort of their room. The beach and Shanklin Esplanade lie at the end of the road, offering sandy shores, coastal walks, and traditional seaside attractions. Directly opposite, Tower Cottage Park and the famous Shanklin Chine provide scenic green spaces and dramatic natural beauty.

For those who love the outdoors, the area is perfectly positioned for exploring the Isle of Wight's extensive walking and cycling trails. Whether guests seek relaxation, adventure, or a blend of both, the setting offers endless opportunities to enjoy the island's landscapes, heritage, and charm. This remarkable property combines history, character, and an unbeatable location, creating an inviting retreat that continues a long tradition of welcoming visitors to one of the island's most picturesque destinations.







Travel Information

11.6 miles from Fishbourne to Portsmouth Ferry Terminal
 9.6 miles from Ryde High Speed Catamaran & Hover Travel
 12.7 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	3.7 miles
Sandown & Shanklin Golf Club, Sandown	2.8 miles
Shanklin Rowing Club, Shanklin	1.2 miles
1Leisure The Heights, Sandown	2.2 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	10.3 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 861222
Ryde Academy / Lift Ryde, Ryde	01983 567331
Ryde School with Upper Chine School, Ryde	01983 562229
The Island VI Form Campus, Newport	01983 522886
Isle of Wight College, Newport	01982 526631

Learning Assisted Schools:	
Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
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
 The Steamer Inn, Shanklin Esplanade
 Fisherman's Cottage, Shanklin Esplanade
 The Waterfront Inn, Shanklin Esplanade
 The Hideaway, Shanklin Cliff Path
 The Pointers Inn, Newchurch

These bars and restaurants are available within a 15-minute radius 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

EPC Rating: C
 Council Tax Band: A
 Tenure: Freehold



GROUND FLOOR

Entrance Porch	
Dining Area	29'8 x 12'11 plus 20'9 x 9'7
Sitting Room	12'1 x 12'1
Sun Room	12'10 x 9'11
Hallway	
Office	12'2 x 11'4
Toilets	
Bedroom 1 plus en-suite shower	12'1 x 7'7
Store	
Bedroom 14 plus en-suite bathroom	15'3 at widest point x 9'9
Store Room	6'10 x 7'7
Laundry Room	12'9 x 9'9
Utility Room	6'11 x 4'9
Pantry Store Room	
Kitchen	24'7 x 8'5

FIRST FLOOR

Landing	
Bedroom 15 plus en-suite bathroom	11'4 x 10'11
Bedroom 16 plus dressing room & en-suite shower	11'5 x 9'8 plus 7'3 x 6'8
Main Landing	
Owners Sitting Room	11'6 x 10'6
Owners Bedroom	12'1 x 8'3
Owners Kitchen	9'9 x 8'3
Owners Bathroom	8'8 x 6'5
Bedroom 2 plus en-suite bathroom	12'1 x 7'7
Bedroom 3 plus en-suite bathroom	11'4 x 8'1
Bedroom 4 plus en-suite shower	12'1 x 8'3
Bedroom 6 plus en-suite shower	13' x 11'1
Bedroom 7 plus en-suite shower	16'2 x 9'6

SECOND FLOOR

Landing	
Bedroom 8 plus en-suite bathroom	12'1 x 7'7
Bedroom 9 plus en-suite shower	0'4 x 8'4
Bedroom 10 plus en-suite shower	11'8 x 8'9
Bedroom 11 plus en-suite shower	12'2 x 11'11

OUTSIDE

Ample Off Road Parking
 Owners Private Rear Garden
 Residents Front & Side Gardens



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:



Fine & Country Isle of Wight
14 High Street, Cowes, Isle of Wight PO31 7RZ
01983 520000 | isleofwight@fineandcountry.com

