



VERNON COTTAGE

1 Eastcliff Road, Shanklin, Isle of Wight, PO37 6AA

Carter Jonas

VERNON COTTAGE, 1 EASTCLIFF ROAD, SHANKLIN, ISLE OF WIGHT, PO37 6AA

- A lifestyle opportunity
- Exquisite restored period thatched cottage with many original features
- Surrounded by beautiful sunny South and West facing gardens
- Situated at the top of lovely Old Shanklin Village with far reaching views
- Fabulous coastal location with beautiful beaches
- Currently a successful and Award-winning Tearoom, Tavern, Restaurant and Gift Shop on the ground floor with a beautiful four bedroom residential apartment above
- Full Planning Consent granted for conversion to a Private Residential Home
- Ideal primary home or holiday home
- Can remain mixed commercial/residential if wished

DESCRIPTION

If your dream is to change your lifestyle then look no further than enchanting Vernon Cottage at the top of lovely Old Shanklin Village on the stunning Isle of Wight. One of the finest examples of 'Cottage Orne', Grade II Listed Vernon Cottage was built in 1817 as a private residence with an attractive thatched roof, arched windows and doors and decorative elevations with barge boards. Internally the property is light and airy with high ceilings, leaded light windows throughout, stained glass insets and ornate period fireplaces. Set within large sunny South and West facing gardens with fabulous views, Vernon Cottage is just 0.4 miles walk to the impressive Shanklin Beach which won Countryfile Magazine 'Beach of the Year Award'. The spacious, elegant and restored downstairs rooms overlooking the gardens and hills beyond and are currently used as a successful, Award-winning tearoom, tavern, restaurant and gift shop. Upstairs is currently arranged as a large four bedroomed apartment with a recently fitted

BEAUTIFUL THATCHED COTTAGE CURRENTLY USED AS A TEA ROOM, WITH FULL PLANNING CONSENT GRANTED TO CONVERT TO RESIDENTIAL USE



characterful bespoke kitchen with granite worktops and a stylish bathroom plus a lovely large lounge with two leaded light windows.

With Full Planning Consent to become a totally Private Residence, it would be straightforward to convert the existing layout of Vernon Cottage into a spacious 5 bedroom residential home with four reception rooms including a generous dining/family room, sitting room, study/home office and a garden/games room, plus a large domestic kitchen, utility and boot room with shower. Upstairs, the substantial lounge would become the principal bedroom complete with dressing area and an ensuite bathroom, in addition to the already existing four bedrooms (3 doubles and 1 single) and the newly refitted family bathroom.

This unique property offers the new owners an exceptional opportunity for the entire property to become a Private House or a mix of private and commercial if wished. The full private residential planning permission is valid until October 2026.

Vernon Cottage is currently run as a profitable Summer Season business with an impressive clutch of Awards and turnover, which allows the owners their preferred lifestyle choice. If a continuing commercial element is desired, the new owners can choose the times/months they wish to open with plenty of opportunity for further expansion and development. The 'Beautiful South' Award winning Gift Shop and Tourist Information lends itself a huge variety of separate business ideas, even a local art gallery, and it also has an alcohol licence.

OUTSIDE

The delightful sunny gardens feature well stocked beds and mature planting, private areas with garden arbours, extensive lawns, terraces and two ponds plus eye-catching wrought iron Penny Farthing bicycle stands designed by the current owners. The gardens have been awarded 'Best Commercial Garden on the IOW' and can easily seat 170 people. One of the entrances has a double garage and driveway with additional parking and side garden.

LOCATION

Vernon Cottage sits at the top of the picturesque Old Shanklin Village with its picture postcard thatched cottages, independent shops, restaurants, quaint pubs



and the excellent Shanklin Theatre. It frequently wins the accolade of 'sunniest place in the UK' and Shanklin Beach with its stunning views and golden sand is the perfect place for the whole family. Shanklin Rowing Club holds an annual Regatta and there is also an excellent Golf Club, Cricket Club, Rugby Club and Leisure Centre nearby. There are fabulous coastal and countryside walks from the Village and over 200 miles of cycle ways. The Island has a huge variety of attractions and events from Queen Victoria's Osborne House to the Isle of Wight Festival in June and Cowes Week in August, one of the oldest and most respected regattas in the world.

Shanklin is directly linked by the only railway line on the Island to Ryde Pier Head and the FastCat passenger ferry to Portsmouth with direct trains to London. Total journey time only two and a half hours. There are good local nurseries and primary schools, and the private Ryde School with Upper Chine (2-18 years) is within easy reach.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains water, electricity, gas and drainage. Gas central heating. Broadband: Standard and Superfast available. Highest available predicted download speed: 80 Mbps. Highest available predicted upload speed: 20 Mbps. Mobile signal/coverage: Yes.

Local Authority: Isle of Wight. Council Tax Band D.

Viewing: Viewing: Strictly by appointment via Carter Jones

Agent's Note: Full details of planning consent and proposed plans are available on request.



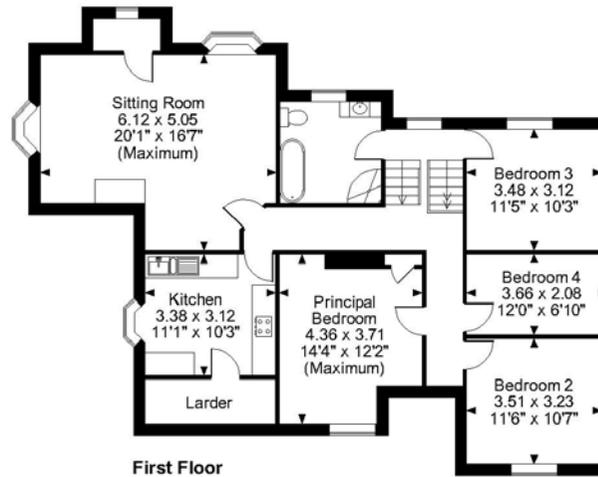








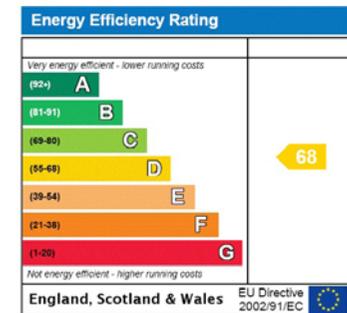
Eastcliff Road, Shanklin
Approximate Gross Internal Area
Main House = 2,425 sq ft / 225 sq m
Gift Shop = 306 sq ft / 28 sq m
Total = 2,731 sq ft / 254 sq m



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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