

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Heatherleigh

17 Queens Road, Shanklin, Isle of Wight PO37 6AW



£500,000
FREEHOLD



Presenting a rare and exciting opportunity to own a former Bed & Breakfast within a fantastic coastal location, this stunning nine-bedroom property boasts generous accommodation with parking and the potential to run a successful business.

- Victorian semi-detached property
- Huge potential for holiday let income
- Potential for self-contained basement annex
- Spacious and naturally light throughout
- Ample off-road parking
- Nine to ten en-suite bedrooms in total
- Self-contained studio apartment
- Traditional Victorian features throughout
- Flexible living accommodation
- Close to local amenities and sandy beaches

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

Preview our newest listings first!
Search on Facebook for:
Susan Payne Property Home Hunters



You can also email us at sales@susanpayneproperty.co.uk, visit our website at susanpayneproperty.co.uk or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



Dating back to 1870, this characterful semi-detached, Bed & Breakfast provides a fantastic opportunity to run a successful Bed & Breakfast with owners' accommodation, or to create a spacious four bedroom family home with holiday let income from a self-contained studio apartment and basement annex (planning permission granted). This large property offers a total of nine to ten double bedrooms with en-suites (one currently used as a living room), three reception rooms, two adjoining kitchen areas, a large dining area, a lounge-diner, and an adjoining studio apartment with one bedroom and an en-suite shower room. This superbly presented semi-detached house has been beautifully maintained over the years including complete rewiring approximately two years ago, the basement was damp proofed around five years ago, and a new cooker unit was installed around 18 months ago. The accommodation offers mostly neutral interiors throughout, which perfectly blend with the original historical features such as traditional wall mouldings, decorative arches, deep skirting boards, and high ceilings. Naturally light throughout, the accommodation boasts high ceilings enhancing the light and airy feeling in every room as well as providing versatility to reconfigure or arrange to the new owners' specifications. Outside is a small, grassed front garden and two separate low-maintenance courtyards to the rear. The property comes complete with a range of parking to the side aspect.

Heatherleigh is perfectly positioned to enjoy all that this popular Victorian seaside resort has to offer such as its expansive sandy beaches, the historic old village with its thatched-roof cottages, the bustling town centre with its range of shops and restaurants, and the stunning tree-lined gorge of Shanklin Chine; all of which are located within short walking distance from the property. Shanklin boasts some of the Isle of Wight's best-known stretches of golden beaches which back onto a traditional English seafront Esplanade with fun for all the family plus there is a network of magnificent coastal footpaths which connects the East Coast of the Island, from Ventnor to Sandown and beyond. Keats Green and the promenade along with the Lift and Osborne Steps leading directly to the beach are all within easy walking distance from the property, in addition to the nearby beautiful Rylstone Gardens which features music in the park to enjoy during the warmer months of the year. There are plenty of highly regarded beachside and clifftop eateries including the charming, thatched Fisherman's Cottage Inn and the Chine Inn at the foot of Shanklin Chine as well as the Hideaway Restaurant and Bar perfectly situated upon the clifftop. The area is well connected with excellent transport links including bus and direct train links to Ryde which connect with high-speed ferry links to the mainland, with the Island to London journey taking less than two hours.

The accommodation comprises of an entrance hall leading to the living room with an en-suite, two bedrooms (one with an en-suite), the stairwell to the first-floor landing, and the stairwell to the basement. There is also a door leading to the self-contained studio apartment from here. The first-floor landing provides access to four double bedrooms complete with en-suite shower rooms, and access to the loft. From the entrance hall is the stairwell leading to the basement which makes way to a large dining room, two kitchens, a study/bedroom with an en-suite, and a large lounge diner leading to a bedroom with an en-suite bathroom. The lounge-diner provides access to two courtyards, one with a large utility shed. The studio apartment is accessed via French doors at the side of the property and benefits from a large open plan kitchen, diner, and bedroom with a separate en-suite shower room.

Welcome to Heatherleigh

Situated on a corner plot within a highly convenient location, this fantastic, rendered property stands out with its squared castle-style turret and detailing around the external façade. A beautifully landscaped front garden welcomes you into the property and a concrete pathway leads to the front door.

Ground Floor Accommodation:



Entrance Hall

20'11 x 14'41 max (6.38m x 4.27m max)

A beautiful, traditional three-glazed panel door opens into this large entrance hall benefitting from an integrated doormat flowing into a grey carpet. An abundance of features within this space are complimented by the neutral wall décor which flows through the entire property. The space is lit by two ceiling lights, heated by two radiators, and provides access to the living room, two bedrooms, a large storage cupboard with plumbing for a ground floor cloakroom, a door to the studio apartment, and the stairs to the first-floor landing and basement stairwell.

Living Room (Ground Floor)

17'47 max x 14'03 max (5.18m max x 4.34m max)

Formally a bedroom, this gorgeous living room provides ample space for furniture as well as boasting a large bay window to the front aspect which floods the room with natural light. Benefitting from an en-suite shower room, this space is lit by a ceiling light with a ceiling rose, is heated by a radiator, and also hosts the telephone connection point.

En-Suite Shower Room

Following the same décor throughout most of the en-suite shower rooms, the room comprises a shower cubicle, a dual flush w.c, and a pedestal hand basin. The room is finished with a grey floor vinyl, white wall tiles, a wall mounted mirror, and a strip wall light plus an extractor fan.

Bedroom Three (Ground Floor)

14'14 x 10'21 (4.27m x 3.05m)

Naturally lit from a large window to the rear aspect, this bedroom benefits from ample space for bedroom furniture as well as a ceiling light, grey carpets, a radiator, and access to an en-suite shower room through a white louvre door.

En-Suite Shower Room

Featuring a dual flush w.c, a pedestal hand basin, and a shower cubicle with an electric shower, this bathroom features grey vinyl flooring, a white tile wall surround, a wall mounted mirror and a strip wall light with a shaver socket.

Bedroom Eight (Ground Floor)

9'64 x 7'03 (2.74m x 2.21m)

Benefitting from a window to the rear aspect, this single bedroom continues the grey carpet and neutral wall décor from bedroom three and is heated by a radiator plus it is lit by a ceiling light.

First Floor Accommodation:

First Floor Landing

14'41 max x 13'92 max (4.27m max x 3.96m max)

From the entrance hall is a traditional, decorative turning staircase which leads up to the first-floor landing. A stained glass window featuring the iconic Needles landmark can be found in the stairwell whilst two traditional arched sash windows illuminate the landing space from dual aspects. The landing provides access to four double bedrooms and to the loft hatch. The carpet and wall décor continue from the entrance hall and the space is lit by a ceiling light.

Bedroom One (First Floor)

17'66 max c 14'05 max (5.18m max c 4.39m max)

This beautiful, grand bedroom exhibits a large bay window to the front aspect with views to the downs in the distance and exhibits period charm from features such as a ceiling rose and a picture rail. A grey carpet can be found in here as well as neutral wall décor, a ceiling light, and a radiator. This room has ample space for bedroom furniture as well as offering an en-suite shower room.



En-Suite Shower Room

Continuing the same décor and flooring as the other en-suite shower rooms, this room features a dual flush w.c, a pedestal hand basin, and a shower cubicle with an electric shower. A wall mounted mirror with a strip wall light and shaver socket can be found over as well as a ceiling light, an extractor fan, and a radiator.

Bedroom Two (First Floor)

14'15 max x 11'78 max (4.27m max x 3.35m max)

This delightful bedroom features a window to the rear aspect with views of the sea over the rooftops and hosts a handy en-suite shower room. Continuing the décor from bedroom one, this room benefits from an adjoining room, currently set up as a bedroom with bunkbeds, which could make an ideal dressing room. The space is finished with a ceiling light and a radiator.

En-Suite Shower Room

Featuring a shower cubicle, dual flush w.c, and a pedestal hand basin, this handy en-suite shower room is decorated with grey vinyl flooring, a white tile wall surround, and features a wall mounted mirror, a ceiling light, and a wall mounted strip light with a shaver socket.

Bedroom Four (First Floor)

12'05 max x 10'85 max (3.78m max x 3.05m max)

Equipped with a handy en-suite shower room, this double bedroom benefits from two windows to the rear aspect with views of the sea, a radiator to keep the room cosy, and a ceiling light to illuminate the space. The carpet and décor continue.

En-Suite Shower Room

Comprising a shower cubicle with an electric shower, a pedestal hand basin, and a dual flush w.c, this handy en-suite shower room is decorated with a grey floor vinyl, soft grey wall tiles, a ceiling light and an extractor fan.

Bedroom Five (First Floor)

13'57 max x 9'16 max (3.96m max x 2.74m max)

This double bedroom presents a window to the side aspect with a radiator under, neutral wall décor, and a ceiling light, plus it has access to an en-suite shower room.

En-Suite Shower Room

Featuring a neutral floor vinyl, this en-suite shower room benefits from a shower cubicle with an electric shower, a pedestal hand basin, and a w.c with a separate waste system. Decorated with white wall tiles, this space is lit by a ceiling light and naturally lit by an obscure glass interior window and features a wall mounted mirror and strip light with a shaver socket.

Basement Accommodation:

Basement Stairwell

From the entrance hall is a fully carpeted turning staircase into the basement. The space is lit by a ceiling light and offers a window to the side aspect to let the natural light in. The carpet and décor continue.



Basement Dining Room

26'91 max x 14'05 max (7.92m max x 4.39m max)

This impressive room is currently set up as a dining room but has formerly been used as the breakfast room for the Bed & Breakfast. Boasting a large bay window to the front aspect which partially overlooks the lower level of the front garden, this room has the versatility to be used and transformed to the new owners' requirements. This spacious room features a grey wood effect laminate flooring, and the neutral wall décor continues in here. Warmed by two radiators, this space is lit by two ceiling lights and five wall lights and also has access to a large storage cupboard leading to an understairs cupboard.

An inner hallway leads to the remainder of the accommodation including the kitchens, bedroom seven/study, and the annex accommodation plus the courtyards.

The Kitchens (Basement)

13'97 max x 12'88 max + 13'92 x 6'44 (3.96m max x 3.66m max + 3.96m x 1.83m)

Introducing a fantastic kitchen space, fully equipped with ample storage space from kitchen base and tall cabinets plus a range of industrial kitchen appliances. The kitchen is divided into two sections and accessed through an open doorway. The first section features a range of base units with undercounter space and plumbing for a washing machine, an integrated 1.5 sink and drainer with a large window above. A large kitchen island with a breakfast bar is also located within this space along with additional storage, a hand basin, the gas boiler, an alcove with plumbing for a dishwasher, and access to a large linen cupboard. The spaces are lit with florescent strip lights and follow the same décor of blue floor vinyl and white wall décor. Through the open doorway is the other kitchen area featuring base units and tall units with a speckled worktop. In this section there is a window to the rear aspect, a 1.5 sink and drainer plus a large electric cooker with a stainless-steel splashback and an extractor fan over. With further undercounter space for appliances and plenty of space for multiple free standing fridge freezers, this kitchen has huge potential for a large family kitchen or ample space to be used for Bed & Breakfast.

Bedroom Seven/Office (Basement)

10'28 x 9'41 max (3.05m x 2.74m max)

Currently set up as an office space, this room has previously been used as a bedroom within the owners' accommodation. Benefitting from an en-suite shower room, this room enjoys a patio door to the courtyard and alcove storage to one side. Warmed by a radiator, this room is naturally lit by a small window and there is a ceiling light fixture in here.

En-Suite Shower Room

Comprising a shower cubicle, dual flush w.c, and a pedestal hand basin, this handy shower room is decorated with a wood effect vinyl flooring and white wall tile surround. There is a wall mounted mirror with a strip light over.

Courtyard

Accessed via a patio door from the lounge-diner and bedroom seven, this paved suntrap enjoys sun for most of the day and offers space for a bistro table set and plant pots. It also provides access to the laundry shed.

Laundry Shed

Providing a useful space to store additional bed linen for the Bed & Breakfast, this handy space provides plumbing for a washing machine as well as including lighting, a fuse box, and built-in shelving.



Lounge-Diner (Annex)

23'08 x 8'15 (7.21m x 2.44m)

This stunning room is naturally lit by a large window to the side aspect, three sets of patio doors to each of the courtyards, and two Velux windows. With ample space for dining and living furniture, this beautiful room forms part of the annex accommodation leading to the bedroom with an en-suite bathroom. The space is lit by recessed spotlights and heated by two radiators plus the pale grey wall décor gives a modern aesthetic which continues into the bedroom.

Bedroom Six (Annex)

12'08 max x 9'71 (3.86m max x 2.74m)

Located at the end of the annex, this stunning double room is naturally light and benefits from a window to the front aspect and a Velux window. The grey carpet and the wall décor continue into this room which is lit by recessed spotlights and a wall light. From here there is access into the en-suite bathroom.

En-Suite Bathroom

Featuring a dual flush w.c, pedestal hand basin, and a bath with a shower over, this handy space is decorated with grey floor vinyl and a white tile wall surround with turquoise feature tiles and a strip border. A radiator heats this space, it is naturally lit by an obscure glass window to the front aspect and lit by a ceiling light.

Courtyard Garden

Situated to the rear of the property and accessed from the annex lounge-diner, this terraced, low-maintenance garden is mostly paved and offers two sections of gravel, perfect for an outdoor dining table and chairs. This courtyard garden enjoys sunshine for most of the day and benefits from steps up to a little dustbin storage area and to the gate leading to the parking spaces at the side. There are external sockets and lighting here.

Studio Accommodation:

Studio Main Area

19'72 max x 14'27 max (5.79m max x 4.27m max)

Located on the side of the main property is this self-contained studio apartment which has been used as a successful holiday let. The main area is made up of a kitchen, dining space, and bedroom, plus there is a separate en-suite shower room. Entering through a box bay window, there is a large integrated door mat which seamlessly joins the grey wood effect laminate flooring found throughout this space. A kitchen with white base cabinets and a dark worktop integrates a sink and drainer plus an electric hob with a cooker hood over and there is an electric oven. Undercounter space for a freestanding fridge freezer is available plus there is a white tile splashback. Traditional features can be found in this room as well as a ceiling light, two radiators, and a door to the entrance hall of the main house.

Studio En-Suite Shower Room

Continuing the flooring from the main area, this beautiful en-suite shower room boasts an obscure glazed window to the rear, a large double size shower cubicle, a chrome heated towel rail, plus a matching pedestal hand basin and w.c. A white tile wall surround finishes the room plus it is lit by a ceiling light.

Parking

The property benefits from off-road parking for six vehicles which is accessed via Cross Street. There is additional on-road restricted parking on surrounding streets.

Heatherleigh provides a fantastic opportunity to acquire a stunning Victorian property with potential for income or as a generous family home which is situated within a beautiful location close to amenities and beaches with off road parking for six vehicles. An early viewing with the sole agent, Susan Payne Property, is highly recommended to experience this property in full.

Additional Details:



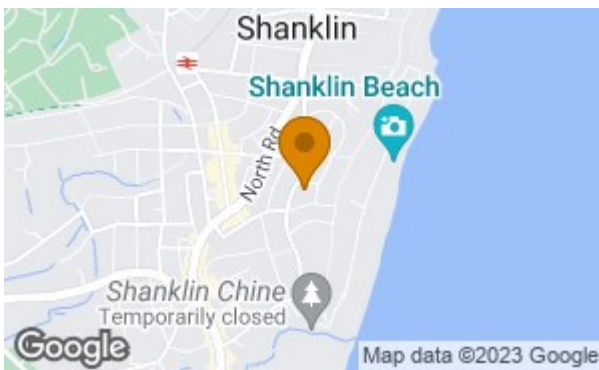
Tenure: Freehold

Council Tax Band: A

Services: Mains water and drainage, gas, electricity



Please note these floorplans are not to scale - for visual purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		62	76
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.