



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE



3, Old School Mews

Shanklin, PO37 6FH



£400,000
FREEHOLD



An exceptional three-bedroom mews residence of striking architectural design, offering vaulted open-plan living, refined finishes and private courtyards within an exclusive, beautifully maintained setting.

- Impressive semi-detached mews residence
- Two bath/shower rooms plus a separate cloakroom
- Beautifully maintained and stylishly presented throughout
- Allocated parking and a garage within the development
- Within easy reach of beaches and scenic coastal walks
- Three well-proportioned bedrooms
- Remaining NHBC warranty
- Private front and rear courtyard gardens for outdoor entertaining
- Close to amenities, cafés and everyday conveniences
- Excellent transport links island-wide and connections to the mainland

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

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Old School Mews occupies a highly regarded and discreet setting within an attractive courtyard development in a sought-after area of Shanklin. The building is believed to be a former school hall and was converted in 2017 to a beautiful family home. The property has been running as a successful holiday let business and is now ready for new owners to move into. Upon entering, a welcoming hallway with wood-effect flooring and a classic staircase sets the tone for the quality throughout. The ground floor hosts three generous bedrooms, each beautifully presented with soft neutral décor and plush carpeting. The principal bedroom enjoys fitted wardrobes and a contemporary en-suite shower room finished with crisp white tiling and quality fittings. Two further double bedrooms are served by a stylish family bathroom featuring a panelled bath with a shower over and elegant detailing. A practical utility room provides additional storage and laundry space, with direct access to the rear courtyard. The first floor reveals the true architectural centrepiece of the home — a spectacular open-plan kitchen, dining and living space beneath a vaulted ceiling with exposed beams and skylights. Natural light pours through roof windows and an impressive arched feature window, creating a sense of volume and drama. Outside, the property benefits from low-maintenance courtyard gardens offering the perfect spots to enjoy dining al fresco style. The property also benefits from an allocated parking space and a garage, plus there are two visitor spaces available for the residents to use.

Situated in a quiet residential area, 3 Old School Mews is just a short walk to the stunning coastal footpath, golden sandy beaches, and the popular holiday town of Shanklin, famed for its charming, thatched cottages within the Old Village. The magnificent beaches expand from Culver Down in Sandown through to the beautiful Shanklin Chine and offer a fantastic range of seaside entertainment and beachside eateries. The vibrant town centre contains a wonderful mix of independent shops, pubs, cafes, restaurants, and a popular theatre hosting top acts all year round. There are good local public travel links from Shanklin via the train station, linked to the fast mainland catamaran service in Ryde and regular bus services, making car-free travel around the Island convenient and straightforward.

Welcome to 3 Old School Mews

Approached via a neatly landscaped courtyard with gravel pathways and central planting, the development immediately conveys a sense of order and care. A private gated entrance leads into the front courtyard garden, enclosed by attractive brick walling and timber fencing, creating a sheltered and inviting first impression.

Entrance Hall

Bright and well presented, the hallway offers a practical yet elegant introduction. A staircase rises to the first floor, while doors lead to the ground floor bedrooms and the family bathroom.

Principle Bedroom

Generously proportioned, this double bedroom enjoys a window to the front aspect and offers plenty of storage with large, fitted wardrobes. The space also benefits from an en-suite shower room.

En-Suite Shower Room

Finished in attractive mid-level panelling, this en-suite shower room offers an obscure glazed window to the front aspect and comprises a large walk-in shower, a WC, and a pedestal hand basin. The space is warmed by a chrome heated towel rail.

Bedroom Two

Flooded with natural light from the two windows to the rear aspect, this double bedroom offers generous accommodation with ample space for free-standing furniture.

Bedroom Three

Well-proportioned, this double bedroom is finished with soft neutral décor and offers ample space for bedroom furniture.



Family Bathroom

Fully equipped with a WC, a pedestal hand basin, and a bath with a shower over, the space is neutrally finished with an obscure glazed window to the side, plus access to a cupboard, ideal for storage.

First Floor Landing

The carpeted staircase leads up to a bright landing space, naturally lit by a large skylight, and provides access to a storage cupboard, a WC, and the main open plan living space.

WC

Continuing the décor from the other bathrooms, this handy WC is an essential for family life and benefits from a Velux window and comprises a WC and a pedestal hand basin.

Open Plan Living Space

Situated on the first floor, this fantastic space is really the heart of the home and comprises of a spacious living area, dining area, and a lovely kitchen. The bespoke-style kitchen is fitted with shaker cabinetry, solid wood worktops, a Butler sink and integrated appliances including a fridge and freezer, dishwasher, electric oven, and gas hobs, and benefits from a substantial peninsula ideal for informal dining and entertaining. The space flows effortlessly into the sitting and dining areas, offering versatility for both relaxed family living and hosting guests. The wonderful original beams create a wonderful focal point, and two large windows at either end of the room fill the space with natural light and are complemented by three Velux windows.

Gardens

The property benefits from two private courtyard gardens, both designed for ease of maintenance and outdoor enjoyment. The front courtyard is enclosed by attractive brick walling and timber fencing, providing a sheltered setting for alfresco dining. The rear courtyard offers a further secluded seating area with paved terrace and gravelled sections, ideal for morning coffee or evening entertaining.

The wider development is attractively landscaped with gravel pathways, planting beds and a central feature, reinforcing the sense of exclusivity and community while maintaining privacy.

Parking and Garage

The property benefits from one allocated parking space within the residents' parking area, plus there are two visitor spaces. The property also benefits from a garage with an electric roller door, which provides additional parking or storage.

Combining architectural interest with flexible accommodation and low-maintenance outdoor space, 3 Old School Mews presents an excellent opportunity within a highly desirable setting. A viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Information

Tenure: Freehold |

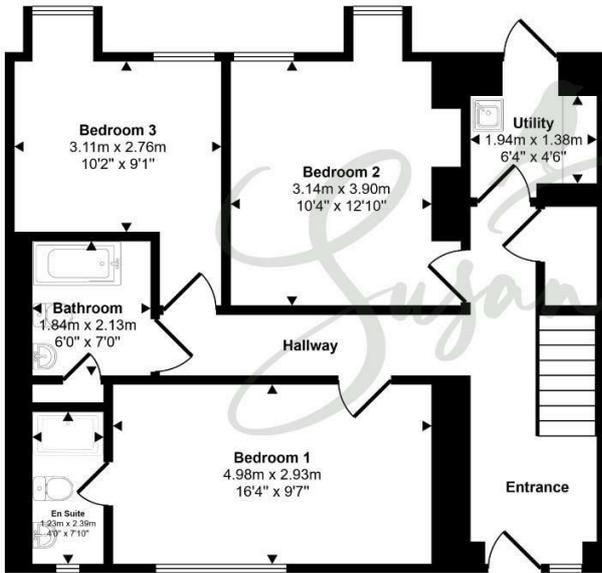
Council Tax Band: TBC (assumed D - approx. £2,478.97 pa – Isle of Wight Council 2025/2026) |

Services: Mains gas, electricity, water and drainage |

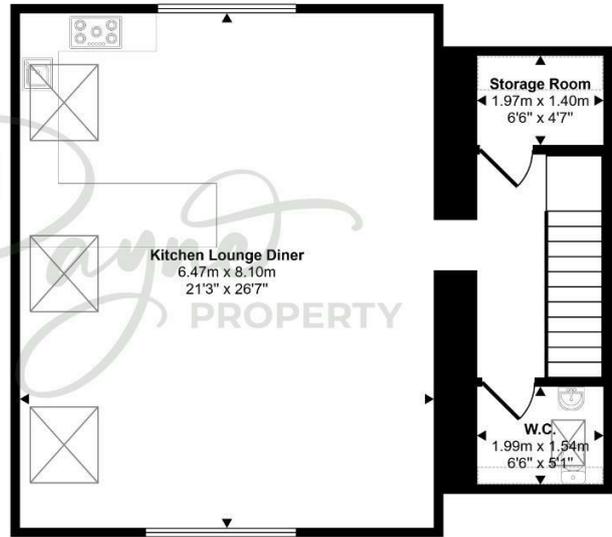
Annual Maintenance Charge: approx. £300 pa



Approx Gross Internal Area
144 sq m / 1547 sq ft



Ground Floor
Approx 73 sq m / 790 sq ft



First Floor
Approx 70 sq m / 757 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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		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:

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