



31 Hope Road  
Shanklin | Isle of Wight | PO37 6ED

FINE & COUNTRY

# Seller Insight

“ This has been a wonderful home for the past five years as we owned and ran a nearby hotel. However, it is time to start a new chapter in our lives and hand the baton over to new owners.

Shanklin is a delightful seaside resort including the impressive Shanklin beach that was winner of the 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 or a cycle ride to Culver Down or Ventnor. You will also find suitable infant nurseries in the vicinity as well as find two good primary schools.\*

\* 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

31 Hope Road

For anyone looking for a unique detached Victorian family home in an elevated position above Shanklin Bay, this gorgeous property should tick all the right boxes. It is approached via an impressive entrance and a long drive and, with its mellow Island stone exterior, ornate barge boards and veranda, arched front porch, high chimney stacks, bay windows and beautiful ballustraded balcony, the house has instant kerb appeal the minute you set eyes on it. While internally there are also plenty of period features giving the houses a delightful character including high ceilings, dado and picture rails, panelled doors, fireplaces, coved ceilings and lighting roses.

Nowhere is this better illustrated than in the entrance hall with its original staircase and black and white floor tiles that leads to all the main rooms on the ground floor. There is a well-proportioned dual aspect dining room for those more formal occasions and family celebrations. It has an impressive cast iron fireplace, a large box bay window and French doors to the covered veranda. The spacious lounge includes an attractive fireplace and a large box bay window.

There is also a useful office/snug, a large double aspect utility room and cloakroom as well as the kitchen. While this is a good size and currently has an Aga, sink and a pantry it is basically a blank canvas for new owners to make it their own.

Off the galleried landing on the first floor there is a family bathroom and separate cloakroom as well as four double bedrooms including the main bedroom with French doors to the delightful balcony where you can sip your morning coffee enjoying the wonderful sea views and a second bedroom with an en suite shower room.

Outside there is a double garage with a large sun terrace above where you can not only enjoy the sea views but also look out across to Culver Downs as well as a lawned area, mature shrubs and trees, small greenhouse, waterfall and a rockery.







**Travel Information**

11.1 miles from Fishbourne to Portsmouth Ferry Terminal  
 9.2 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](http://www.islandbuses.info)

**Leisure Clubs & Facilities**

Sandown & Shanklin Golf Club, Sandown	2.3 miles
Shanklin Cricket Club, Shanklin	1.3 miles
The Heights Leisure Centre, Sandown	1.8 miles
Sandown & Shanklin Rugby Club, Sandown	1.9 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 Road, Newport	10.8 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  
 St George's  
 Clatterford Tuition Centre  
 Thompson House Tuition Centre

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

01983 857641  
 01983 402403  
 01983 537070  
 01983 526523  
 01983 522886  
 01983 526631  
 01983 562229

01983 522917  
 01983 524634  
 01983 524680  
 01983 539967

**Entertainment**

Restaurants / Bars  
 Pendletons, Shanklin Old Village  
 Fishermans Cottage, Esplanade Shanklin  
 The Steamer Inn, Esplanade Shanklin  
 Morgans of Shanklin, Shanklin  
 Thai Mukda Restaurant, Shanklin  
 The Crab, Shanklin Old Village  
 Pavarottis, Shanklin Old Village  
 The Village Inn, Shanklin Old Village

These bars and restaurants are available within less than 1 mile radius of this home

**Local Attractions / Landmarks**

Shanklin Chine, Shanklin  
 Old Village, Shanklin  
 Model Village, Godshill  
 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	
Lounge	17' up to bay x 13'
Dining Room	18' into bay x 12'9"
Kitchen	14' x 9'11"
Office	8'1 x 7'4"
Cloakroom	
Utility Room	10'2 x 8'7"

### FIRST FLOOR

Landing	
Bedroom 1	14'3 x 13'
Balcony	
Bedroom 2	14'4 x 12'
En-Suite Shower Room	
Bedroom 3	13'4 x 9'11"
Bedroom 4	13'1 x 8'11"
Family Bathroom	8' x 6'7"
Separate Toilet	

### OUTSIDE

Front Garden  
Driveway Parking  
Detached Garage



Council Tax Band: X  
Tenure: Freehold



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 © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed





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