



Royson
26 Littlestairs Road | Shanklin | Isle of Wight | PO37 6HS

FINE & COUNTRY

Seller Insight

“ We moved here about six years ago and completely refurbished the whole of the guest accommodation incorporating a charming blue seaside theme. We fell in love with the location and it was ideal as there was sufficient owners' accommodation for us to be able to live here as a family. Also, the primary school is only a five minute walk and it is not too far to the secondary school. Sadly, we are having to pass the baton on to new owners for health reasons.

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.”*



* 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

Royson

A delightful 1930s guest house, with seven en suite guest bedrooms, provides an ideal opportunity if you are interested in taking over a successful bed and breakfast business. The property is in an excellent location as it overlooks Shanklin Bay and is only three minutes' walk to the clifftop path and the steps down to the beach. At the same time it is not far to Shanklin Old Village and the award-winning Shanklin Chine.

There is a wide frontage where you can park a number of cars and this leads to an entrance corridor with a distressed feature wall and shelving as well as a door to a games area that has access to the delightful sunroom where you can sit and relax or play with the children in the kiddies' corner. A wide archway provides an open plan feel between the games area and the spacious dual aspect dining room where you can seat at least 20 people in comfort.

The good sized kitchen has a range cooker and plenty of storage units as well as stand-alone appliances including two dishwashers, a fridge freezer and a separate fridge while still leaving space for a table and chairs. Beyond the kitchen is an important aspect of this property – the substantial owners' accommodation. It includes a hall with independent external access, a spacious lounge with patio doors to a private garden with a terrace and large lawn, a shower room and an en-suite bathroom as well as four bedrooms which are all doubles with one being used as an office. Naturally this configuration could be altered to suit the requirements of new owners.

On the first floor there are five bedrooms with flat screen TVs. Some of them have sea views including the large family room for four guests that has an en suite shower and a fridge and all the other four further double bedrooms have en-suite facilities and two of them can be twin or double beds. The two-family sized bedrooms for four guests on the second floor both have en-suite shower rooms, fridges and stunning sea views from one room, whilst the other offers lovely countryside views.







Travel Information

10.7 miles from Fishbourne to Portsmouth Ferry Terminal
 8.9 miles from Ryde High Speed Catamaran & Hover Travel
 12.4 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

Sandown & Shanklin Golf Club, Sandown	1.9 miles
The Heights Leisure Centre, Sandown	1.2 miles
Sandown & Shanklin Rugby Club, Sandown	1.5 miles
Westridge Squash Centre & Golf Club, Brading	6 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 Ryde, Newport	(10.3 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, Newport
 St George's, Newport
 St Catherine's, Ventnor

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 852722

Entertainment

Pendletons, Shanklin Old Village
 Fisherman's 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
 Merrie Gardens, Lake

These bars and restaurants are available within less than 2 miles radius of this home.

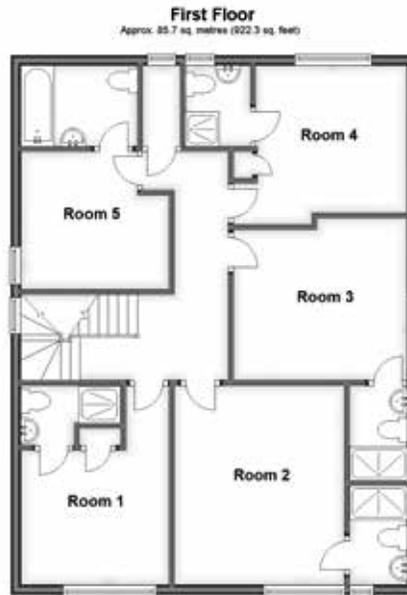
Local Attractions / Landmarks

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



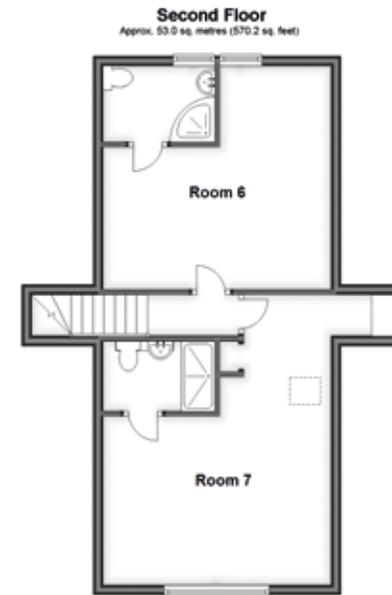
GROUND FLOOR

Entrance Hallway	
Games Area & Dining Area	26'4 x 15'11
Sun Area	27'2 x 5'3
Kitchen	18'5 x 12'10
Inner Hallway	
Owners Bedroom 1	14'11 x 13'5
Storage Room	
Shower Room	
Owners Bedroom 3	9'3 x 9'
Owners Bedroom 4	12'1 x 6'10
Owners Bedroom 2	11'10 x 8'3
En-Suite Bathroom	
Lounge	14'10 x 10'9



FIRST FLOOR

Landing	
Room 1	9'11 x 8'8
En-Suite Shower Room	
Room 2	13'8 x 11'8
En-Suite Shower Room	
Room 3	11'11 x 11'
En-Suite Shower Room	
Room 4	11'11 x 10'10
En-Suite Shower Room	
Room 5	9'11 x 9'
En-Suite Bathroom	



SECOND FLOOR

Landing	
Room 6	15'8 x 14'11
En-Suite Shower Room	
Room 7	13'11 x 11'5 plus 6' x 5'6
En-Suite Shower Room	
OUTSIDE	
Driveway Parking	
Private Rear Garden	

EPC Rating: C
Council Tax Band: A
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 © 2023 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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