



**BAY HOUSE**  
PRIORY ROAD, SHANKLIN, ISLE OF WIGHT





# BAY HOUSE

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ISLE OF WIGHT

AN IMPRESSIVE AND SUBSTANTIAL FAMILY HOME OFFERING A WEALTH OF ACCOMMODATION, CHARACTER, AND OUTSIDE SPACE IN A SOUGHT-AFTER RESIDENTIAL PART OF SHANKLIN.

Occupying an elevated position with far reaching views, Bay House is particularly well-appointed, bustling with interesting colour and detail within a modern house yet Georgian in style. With a range of well-proportioned accommodation to include open plan kitchen/breakfast room, sitting, dining room and garden room in addition to up to six bedrooms and 4 bathrooms 3 of which being ensuite. There is also a double garage with room over which ideally lends itself as a family room, gym or the potential of a self-contained annexe with access to bedroom 3 and ensuite bathroom. The gardens are landscaped creating a very private and low-maintenance outlook to the house with various decks and terraces for outdoor dining, all with sunny aspects as well as space for storage and entertaining. To the front is a large sweeping driveway with off-road parking for several cars.



Bay House is situated on the edge of picturesque Shanklin Old Village, within a short walk to Rylstone Gardens and moments from the cliff steps leading down to Shanklin's beaches or along the coastal path to Luccombe, Bonchurch and Ventnor. The amenities of Shanklin, including a range of shops, restaurants and theatre are a short walk away. A train service to Ryde provides access to passenger ferry services to Portsmouth, connecting with trains to London, the entire journey time taking two and a half hours. There are also plenty of beaches, bays and coves nearby and there are stunning walks upon the Luccombe and Wroxall Downs or along the coastal paths. The area has an excellent micro-climate and nearby Ventnor has botanical gardens, further award-winning restaurants and a fish market in its sandy bay.

## ACCOMMODATION

**ENTRANCE** Storm porch over a timber panelled door.

**HALLWAY** Luxury vinyl wooden effect flooring running throughout. Picture wall lighting and space under stairs. Downstairs W.C. with tongue and groove panelled walls to mid height and wall-mounted Vaillant boiler with cupboard housing unvented 200l cylinder.

**SITTING ROOM** A room of excellent proportions with wall lighting and a feature fireplace, containing Charnwood stove upon a stone hearth within a timber mantle. Large bay window with uPVC sash windows, double doors to the side and open to the garden room.

**GARDEN ROOM** This particularly versatile space with wonderful garden backdrop. The timber glazed structure has central heating and can be arranged as an office, dining room or further reception space.

**DINING ROOM** With two sash windows overlooking the front, this is a room of good proportions and could double as a playroom/ TV room.

**KITCHEN/BREAKFAST ROOM** A family entertaining space opening to the deck. This kitchen has plenty of light with a range of under counter and wall-mounted storage units incorporating a 1.5 bowl stainless steel sink with mixer tap over, integrated microwave, dishwasher and space and plumbing for a range cooker with extractor over.

**UTILITY ROOM** With further cupboard storage and space and plumbing for stacked washing machine and tumble dryer and also for American style fridge/freezer.





**STUDY** Perfect size for a study with the ability to be shut off from the kitchen.

**PANTRY** With lighting and plenty of shelved storage.

**FIRST FLOOR (BEDROOMS 1,2 + 3)**

Stairs rise to a galleried landing with three ensuite bedrooms, all of which being comfortable double bedrooms with pleasant views to downland and toward Shanklin. The principal suite enjoys southerly views from a Juliet balcony with plenty of light through the deep bay window. There is also a dressing area and luxurious ensuite with shower, vanity unit wash basin, heated towel rail and W.C.

**TV ROOM** An excellent space. Currently arranged as a family TV room, but with versatility for a range of use. It could also double as a self-contained annexe with access to bedroom 3 and ensuite.

**SECOND FLOOR (BEDROOMS 4 + 5)**

Stairs rise to a galleried landing with wardrobe storage and two further bedrooms and a family bathroom, offering a freestanding roll top bath with claw ball feet, tongue and groove clad walls to mid height, W.C. and pedestal wash basin.

**OUTSIDE**

The gardens of Bay House are a real feature with plenty of lawn space interspersed with low maintenance well-tended beds stocked with shrubbery and planted borders surrounding some superb terraces for outdoor dining and entertaining, including a versatile walled area with pergola over. There are several lawned areas, a running water feature and decked walkway to the side and a further log store area. The gravelled driveway is set back from the road giving space for the parking of several cars. At the foot of the garden is a Summer House with southerly aspect with power and lighting laid on which is an ideal space for enjoying the evening sun.

**GARAGE** Double garage with automated barn doors, power, lighting and a workshop space at the rear.

**SERVICES** Mains electricity, gas, water and drainage. Heating is provided by gas fired boiler and unvented cylinder and delivered via radiators.

**EPC RATING** C

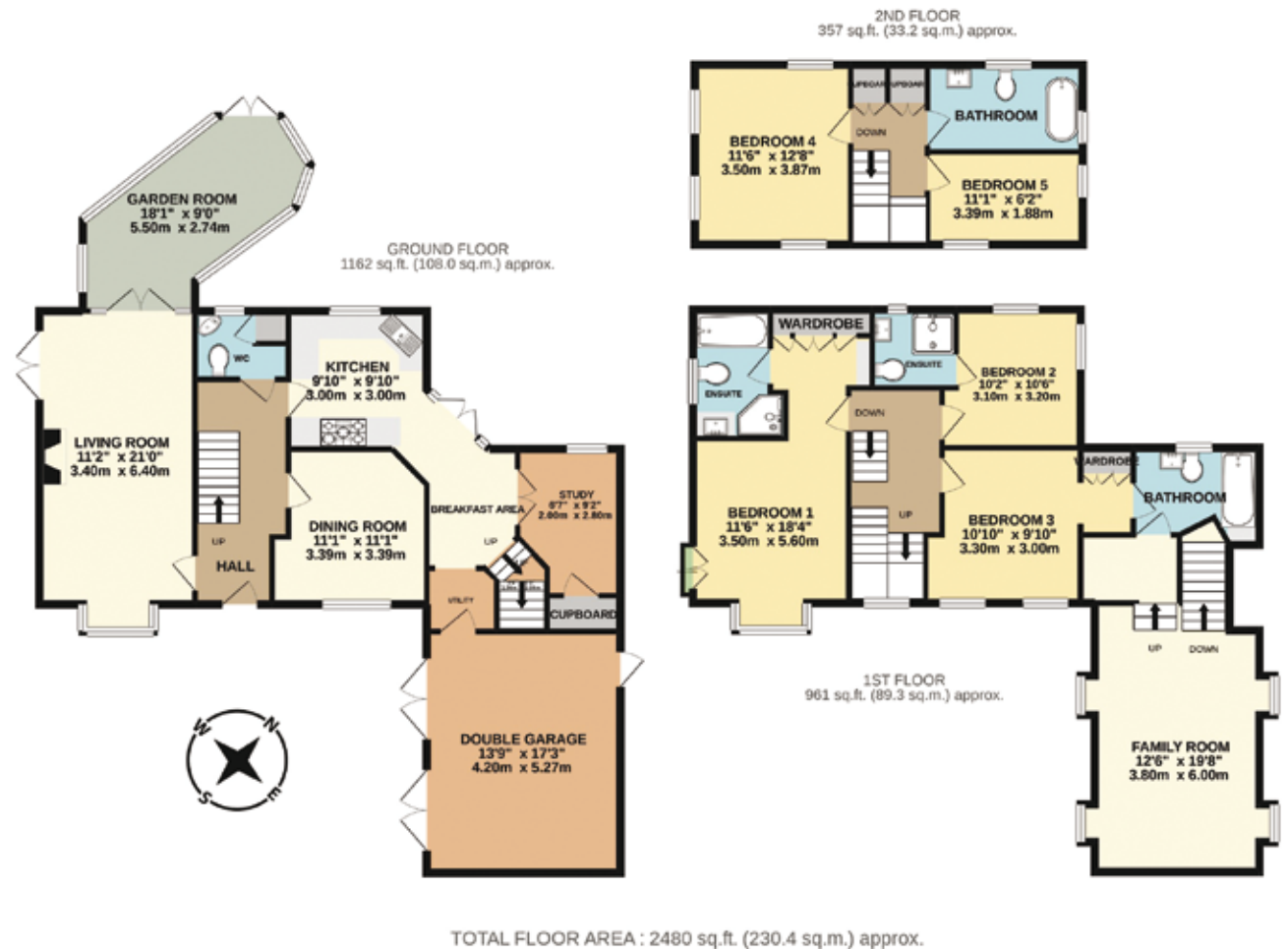
**TENURE** Freehold

**POSTCODE** PO37 6RE

**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents: Spence Willard.







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