



**BYRE COTTAGE**  
SHANKLIN, ISLE OF WIGHT



# BYRE COTTAGE

APSE MANOR

SHANKLIN

ISLE OF WIGHT

PO37 7PN

**A DELIGHTFUL AND WELL PRESENTED GRADE II LISTED, THREE BEDROOMED CHARACTER STONE BARN CONVERSION SET WITHIN A SMALL COMPLEX OF SIMILAR PROPERTIES LOCATED ON THE RURAL OUTSKIRTS OF SHANKLIN.**

The property is currently running as a successful five star, gold rated holiday cottage and is being sold as a fully furnished business with a calendar of bookings via Island Cottage Holiday. It has successfully operated as a going concern for several years and offers buyers an opportunity to acquire an established business/investment property with a yield of approx 8%. The cottage has been sympathetically converted to a high standard to form this attractive and sizeable character home and in more recent times further improvements have been undertaken by well regarded Island builders, Messrs J R Bucket & Son, in the form of converting the roof space to form two double bedrooms and a first floor bathroom. This particular property was previously one of the barns to the nearby Manor house and is one of a small number of similar cottages around a courtyard and has its own secluded and enclosed garden. The spacious accommodation consists of a double aspect sitting room with access out to the garden, a fitted kitchen open plan to the dining room, three double bedrooms (one en suite) and a modern first floor bathroom.

Byre Cottage can be found on the outskirts of the popular tourist resort of Shanklin with its long wide, sandy beaches, various parks and the charm of The Old Village with a good variety of restaurants public houses and tea rooms. Shanklin town is fully serviced with banks, doctors, hairdressers, supermarkets etc and is easily accessible by bus, rail, cycle and car.

**ENTRANCE HALL** A welcoming entrance space with handmade 'American Oak' staircase to the first floor.

**LOUNGE** 16' 10" x 12' 11" (5.13m x 3.94m) A sizeable double aspect room with character beams to the ceiling and a brick open fireplace. There are double doors providing a link out to the rear garden.

**KITCHEN/DINER** 19' 11" x 8' 3" (6.07m x 2.51m) The kitchen is well fitted with a good range of modern wall and base cupboards with ample work surfaces and an inset ceramic sink unit. There are integrated appliance comprising a fridge/freezer, dishwasher, electric oven, gas hob and a chimney cooker over, together with a free-

standing washing/dryer. The kitchen enjoys a pleasant outlook over the rear garden and is open plan to a generous dining area.

**BEDROOM 1** 13' 3" x 8' 2" (4.04m x 2.49m) A ground floor double bedroom with an outlook to the front and door to: EN SUITE SHOWER ROOM Well equipped with a modern suite comprising WC, wash basin and shower cubicle.

**FIRST FLOOR LANDING** The landing area has a roof light window to the rear and oak style flooring.

**BEDROOM 2** 12' 9" x 11' 10" (3.89m x 3.61m) A generous double bedroom with roof light window to the rear and oak style flooring.





**BEDROOM 3** 11' 10" x 11' 5" (3.61m x 3.48m) Another good double bedroom with roof light window to the rear and oak style flooring.

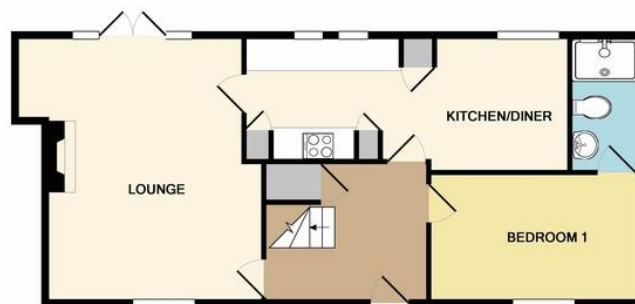
**BATHROOM** Fitted with a white suite comprising WC, wash basin and bath with shower unit over and screen to the side.

**OUTSIDE** To the front of the property is an area of garden which is partly enclosed stone walling, mainly laid to lawn and features an allocated parking space.

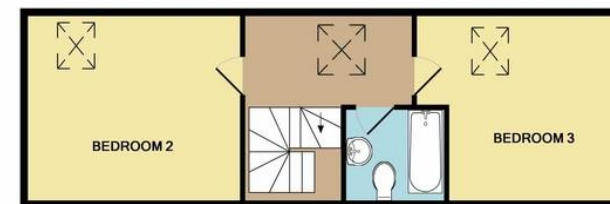
The enclosed rear garden offers a pleasant and secluded space with lawned area, paved patio and a timber garden shed.



**VIEWINGS** All viewings will be strictly by prior appointment with the sole selling agent Spence Willard.



GROUND FLOOR



1ST FLOOR

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