

ROOM & ANNEXE GUIDE

Make More of the Space You Already Have.

A complete guide to welcoming guests
in your home, guest suite or annexe
on the Isle of Wight.

INSPIRATION | PRACTICAL ADVICE | REAL OPPORTUNITIES



SPARE ROOMS
EXTRA INCOME



GUEST SUITES
FLEXIBLE LIVING



GARDEN ANNEXES
INDEPENDENT SPACE



ISLAND LIFESTYLE
YEAR-ROUND APPEAL

01 / WELCOME

A little space. A lovely opportunity.

Beautiful stays begin with the space you already have.



A comfortable spare room, a peaceful guest suite or a thoughtfully furnished annexe can become a memorable place to stay. What matters is the welcome, the setting and the care behind every detail.

ONE STANDARD OF CARE. MANY WAYS TO STAY.

02 / THE COLLECTION

Find the right kind of stay

From a room within your home to a space with its own front door.

01

PRIVATE ROOMS

A comfortable bedroom in an occupied home. Be clear about host presence, bathrooms and shared areas.

02

GUEST SUITES

A more private bedroom arrangement, perhaps with an en-suite or independent entrance.

03

GARDEN ANNEXES

A self-contained or partly independent space, with facilities described accurately.

04

BEACH HUTS & COASTAL SPACES

A distinctive coastal opportunity to assess individually. Many beach huts are day-use only and cannot legally offer overnight stays.

03 / PREPARATION

The guest-ready edit

Thoughtful essentials make the difference.

**COMFORT**

Fresh linen, good mattress, heating and reliable hot water.

PRIVACY

Clear boundaries, secure belongings and accurate shared-space information.

ARRIVAL

Easy directions, access arrangements and helpful house information.

HOUSE RULES

Straightforward guidance on noise, visitors, pets and smoking.

HOUSEKEEPING

An agreed cleaning and laundry plan for every changeover.

For hosted rooms, shared bathrooms and kitchens must also stay clean and welcoming throughout each guest's visit. We agree who is responsible before the first booking.

04 / EARNING POTENTIAL

What could your space earn?

Illustrative gross income — not a forecast or guarantee.

A PRIVATE ROOM

£780

GROSS PER MONTH

£65 per night × 12 nights

£9,360 per year

A GARDEN ANNEXE

£1,425

GROSS PER MONTH

£95 per night × 15 nights

£17,100 per year

Your actual return depends on bookings, seasonality, platform fees, management charges, cleaning, linen, utilities, insurance, maintenance and tax. Ask us for an individual assessment before making a decision.

YOUR SPACE. YOUR FIGURES. YOUR DECISION.

05 / THE ESSENTIALS

A safe and suitable stay

Good hospitality begins with getting the practicalities right.

PERMISSION TO HOST

Check your mortgage, lease or tenancy, insurer, any planning restrictions and relevant local rules.

FIRE & PROPERTY SAFETY

Paying guest accommodation can trigger fire-safety duties, including for rooms in a home. Seek a suitable fire risk assessment and check electrical, gas and carbon monoxide requirements.

TAX & LOCAL CHARGES

The Rent a Room Scheme may apply to qualifying furnished accommodation in your main home. Separate accommodation can be treated differently; check tax and council tax or business rates.

BEACH HUTS ARE DIFFERENT

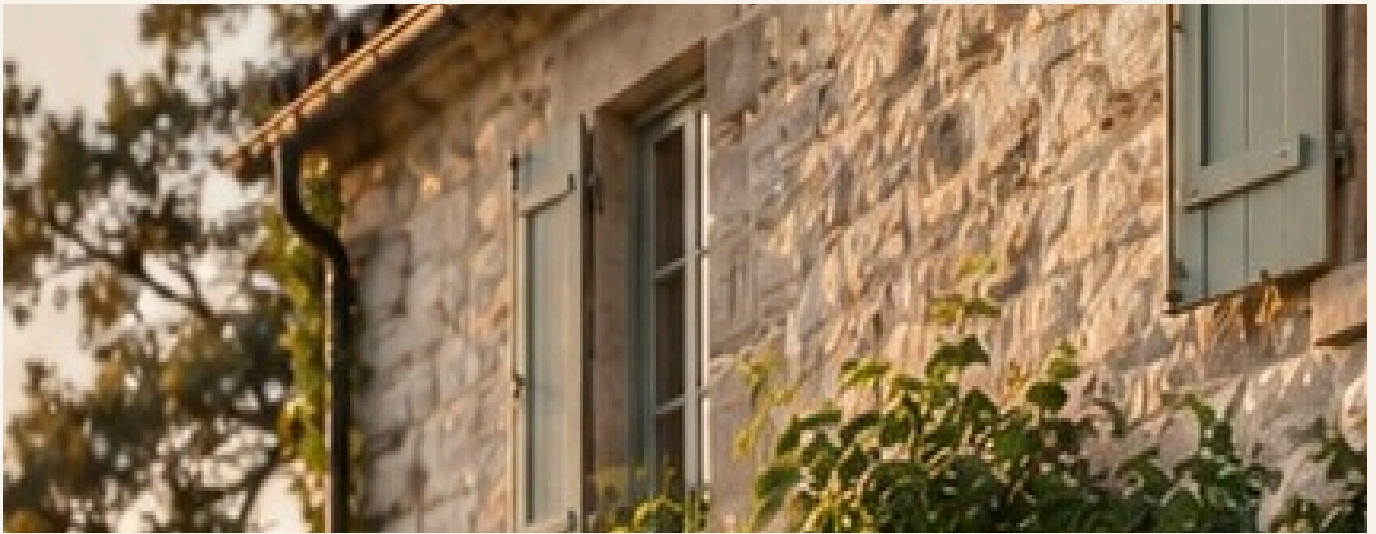
A beach hut licence or lease may prohibit overnight stays. Planning permission, safety, sanitation and other requirements must be confirmed before advertising any coastal space as accommodation.

This is introductory guidance for England, not legal, tax or safety advice. Each property must be assessed individually.

06 / WORKING TOGETHER

Hosting, without the guesswork

Choose the level of support that suits your home and your life.

**BOOKINGS ONLY**

For owners happy to welcome guests and manage access, cleaning and on-site arrangements. We can discuss listing presentation and booking administration.

BOOKINGS & HOUSEKEEPING

Where feasible, changeover cleaning and linen can be coordinated through local partners at separately agreed charges.

CLEAR RESPONSIBILITIES

Before going live, we agree who handles guest messages, keys, cleaning, maintenance and any unexpected issues.



YOUR NEXT CHAPTER

Could your space welcome someone new?

Tell us what you have in mind. We'll explore suitability, practical requirements and a realistic approach to income — without pressure or inflated promises.

[ENQUIRE ABOUT YOUR PROPERTY](#)