

CURATED SPACES

HOLIDAY LETTING SPECIALISTS

[curatedspaceslow.com](https://www.curatedspaceslow.com)

CURATED SPACES

*A Guide to Letting
Your Holiday Home*

ISLE OF WIGHT

2025 — 2026

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WELCOME

We'll walk through it with you.

Letting your home is a considered decision. We're here to guide you through every stage — with honesty, expertise, and a genuine care for the homes we represent.

From the moment you get in touch, you'll find us straightforward and knowledgeable. We don't operate as a volume platform — we work with a select group of properties, which means your home receives the attention it deserves.

This guide sets out everything you need to know: from the practical and legal requirements through to how we market, manage and care for your property and your guests.

DAISY MORRISON & EMILY LYLE

Co-founders, Curated Spaces Isle of Wight



CONTENTS

What's inside

Your questions answered	04
Interiors & furnishing	07
Income potential	08
Why let with us	10
Legal & regulations	12
Our top tips	13
The team	16
Marketing & reach	17
Working with us	18
Getting started	19

Selected, not listed. Every home in our portfolio is chosen for its character, quality, and the experience it offers guests.

IT'S ALL IN THE DETAILS

Your questions, answered.

Letting a home raises questions. We've heard them all — and we're happy to talk through every one.

"Can I still use my property for my own holidays?"

Of course. Your home is yours, and you should use it. Staying periodically helps you see things from a guest's perspective, which is always valuable. Simply block out the time you plan to visit in the calendar and we take care of the rest.

"Do I need a special mortgage?"

Some mortgage lenders have restrictions on short-term lets, so it's always worth checking with your lender before you proceed. If your current provider doesn't permit it, there are specialist lenders who do. We'd recommend speaking with a mortgage broker for up-to-date advice.

"We don't ask for a minimum number of letting weeks. Your home, your terms."

"How quickly can we get started?"

We can move quickly once the practical requirements are in place. We'll arrange a visit, discuss your goals, handle the photography and listing, and have your property live and marketed within a matter of weeks.

"Do I need specialist insurance?"

Yes. Standard home or landlord policies are not designed for short-term holiday lets and may not cover you. Specialist holiday let insurance should include buildings and contents cover, public liability (typically a minimum of £5 million), and ideally cover for accidental damage, loss of rental income, and legal expenses. Always notify your insurer that the property is being used as a holiday let.

Cover for short-term lets is widely available and straightforward to arrange.

We're happy to point you towards recommended providers.

"How much could I make?"

Income potential varies depending on size, location, specification, and the weeks you choose to let. We have a strong understanding of what the Isle of Wight market commands and can provide you with a realistic projection based on your specific property.

As a guide, well-presented properties in desirable coastal locations on the Isle of Wight typically generate strong year-round bookings. Peak season commands a significant premium, but our marketing approach ensures interest throughout the year — including in shoulder and off-peak periods.

We'd always recommend speaking with us directly for a tailored income estimate. You can also use our earnings calculator at [curatedspacesiow.com](https://www.curatedspacesiow.com) for an initial indication.

The best indication of what your property can achieve comes from a conversation with us. Get in touch for a tailored projection.

INTERIORS & FURNISHING

Setting the scene for success.

A beautifully presented home is the foundation of everything. We'll help you understand what works, what guests respond to, and where to invest your attention.



THE DETAIL MATTERS

Furnishing your home.

Practicality and beauty aren't in opposition — the best holiday homes achieve both. We can advise on what works, and connect you with trusted local interior designers.

Investing in quality furnishings and considered finishes consistently produces better guest reviews, stronger repeat bookings, and higher nightly rates. We'll guide you on where to focus your budget.

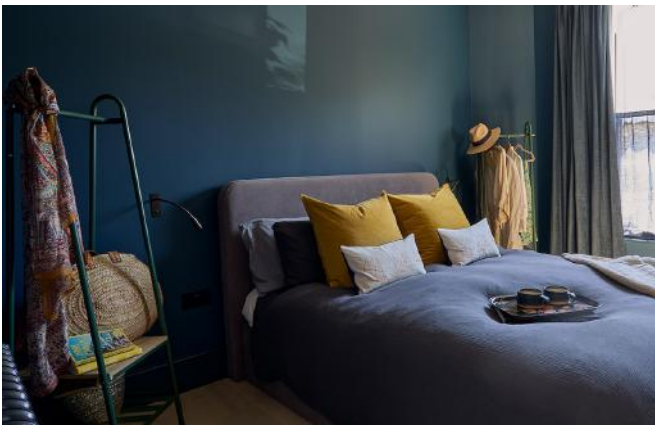
"Can you advise on how to furnish a holiday let?"

We can help with renovation, decorating and furnishing, and we can introduce you to local interior designers and specialists. We know what guests respond to on the Isle of Wight and what differentiates a property that books consistently from one that doesn't.

Bedroom configuration — not every group wants to share. A balance of double and twin rooms broadens your audience significantly and increases bookings from families, older guests, and friendship groups.

Dog-friendly — a significant proportion of guests plan their holiday around their dog. Being dog-friendly considerably widens your market and increases occupancy, particularly in shoulder months.

Outdoor space — one of the most significant selling features of any Isle of Wight property. A well-considered garden, terrace, or courtyard photographs beautifully and is often the deciding factor for guests choosing between properties.



YOUR INVESTMENT

Understanding your returns.


Investing in a holiday let is a compelling way to generate income from a property you love. We'll help you understand what your home can realistically achieve.

Income naturally depends on a range of factors — size, location, specification, amenities, and the weeks available to let. Our deep knowledge of the Isle of Wight market means we can give you a grounded, honest projection.

We treat your property as a business. That means pricing intelligently, marketing consistently, and managing your calendar to maximise revenue without compromising the quality of guest experience.

The Isle of Wight holiday let market rewards quality, consistency, and presentation. We will give you an honest view of what your property can achieve — and we will work hard to deliver it.

Use our earnings calculator at [curatedspacesiow.com](https://www.curatedspacesiow.com) for an initial indication, or contact us directly for a tailored projection based on your property.

An aerial photograph of a large, white, multi-story house with a prominent porch and a swimming pool. The house is surrounded by lush green trees and a well-maintained lawn. In the foreground, there is a tennis court and a small building with a blue roof. The overall scene is a high-end residential property.

WHY LET WITH US

The independent local experts.

We are a privately owned, Isle of Wight-based agency. Our homeowners are at the heart of everything we do — and the relationships we build reflect that.

KNOWING YOUR SPACE. KNOWING YOU.

1 A consistent flow of guests
We maintain a strong online presence and a loyal base of returning guests who book through us regularly. This provides a reliable stream of bookings that individual owners rarely achieve alone.

2 Year-round marketing
We actively promote our properties throughout the year, including late availability and special offers during quieter periods. Your property stays visible when others go dark.

3 Complete booking management
We handle every element of the booking process — enquiries, reservations, payments, and all associated administration. We are fully PCI compliant for card transactions.

4 Personal guest care
We call every lead guest before their stay to introduce the property and answer questions. This personal touch is rare in our industry and significantly improves the quality of bookings.

5 Digital guides & bespoke detail
Every Curated Spaces guest receives a bespoke little black book — a curated guide to the best of the island, from private chefs to surf instructors. It's one of many ways we elevate the experience.

6 Professional photography
We commission skilled photographers who understand how to present a property at its very best. We also offer videography and 360° virtual tours. First impressions matter enormously.

LEGAL & REGULATIONS

The rules, clearly set out.

As a holiday let owner you have legal obligations to your guests. We'll ensure you understand what's required and are fully compliant before your property goes live.



As a holiday home owner, you are legally obliged to provide safe accommodation. The following certificates and checks are required before your property can be listed.

1 Gas Safety Certificate

All gas appliances must be checked and signed off by a Gas Safe Engineer annually. A valid certificate should be kept at the property.

2 Fire Safety Risk Assessment

A fire risk assessment is a legal requirement. It identifies potential hazards and confirms appropriate measures are in place.

3 Carbon Monoxide Alarms

Required in every room with a gas, oil, or solid fuel appliance. A straightforward and essential safety measure.

4 Energy Performance Certificate

An EPC is required for all properties let to guests. We require this before listing your home.

5 Electrical Safety Certificate

A qualified engineer must inspect the electrical installation at least every five years. We require a valid certificate before listing.

6 PAT Testing

All portable electrical appliances — toasters, kettles, televisions, lamps — should be PAT tested by a qualified electrician.

7 Oil Safety Certificate

Not a legal requirement, but strongly recommended. An annual inspection by an OFTEC registered technician protects both guests and your property.

8 Chimney Sweeping & Hot Tubs

All chimneys must be swept annually. Hot tubs and swimming pools carry additional health and safety requirements which we can guide you through.

FROM EXPERIENCE

Things worth knowing before you begin.

Twin rooms

A balance of double and twin rooms opens your property to a far wider range of groups. Friendship groups, families with older children, and guests who prefer their own beds all book more readily when twin options are available.

Dog-friendly

Many guests choose a UK break specifically to bring their dog. Welcoming dogs substantially increases your target market and improves occupancy, particularly outside peak season.

Hot tubs

One of the most effective amenities for driving bookings in cooler months. If a pool isn't possible, a hot tub offers excellent return on investment and broad guest appeal.

Outdoor space

Treat your outdoor area as a primary selling feature. A well-considered terrace or garden photographs beautifully and is often the deciding factor when guests are choosing between properties. A good BBQ is always a draw.

Games & cinema rooms

A games room needn't be expensive, but for groups with children or teenagers it can be the feature that secures the booking. A cinema room is increasingly popular with larger groups.

Join us in spring or summer

If you're considering bringing your home to market, spring or summer is the ideal time. The photography will show your property at its best — and you'll be live for the peak booking season.



OUR WELCOME

"We use our recommended local florist for an extra warm welcome — and offer our owners access to Sea Room toiletries at wholesale price."

— Daisy Morrison, Co-founder

THE TEAM

Local. Independent. Invested.

We are a small, dedicated team of Isle of Wight specialists. We live here, we know the island intimately, and we care deeply about the properties and people we work with.



THE PEOPLE BEHIND YOUR PROPERTY

Meet the team.



Daisy Morrison

ACCOUNT MANAGER & CO-FOUNDER

Daisy co-founded Curated Spaces with a clear vision: a boutique agency that puts quality above volume, and homeowners at the heart of every decision.



Emily Lyle

ACCOUNT MANAGER & CO-FOUNDER

Emily brings warmth, expertise, and an encyclopaedic knowledge of the island's property market to every owner relationship she manages.



Sophie Dawes

ACCOUNT MANAGER & INTERIOR CONSULTANT

Sophie is the first point of contact for many new owners and guests, combining an eye for detail with a talent for building lasting relationships.



Marie

HOUSEKEEPING MANAGER

Marie ensures every property is presented to the highest standard, and that each guest arrives to a home that is ready, welcoming, and considered.



Xena

OFFICE ADMINISTRATOR

Xena keeps everything running behind the scenes — coordinating bookings, schedules, and the day-to-day detail that lets owners and guests relax.

HOW WE FIND YOUR GUESTS

A strategic, creative approach.

When your home is represented by Curated Spaces, it adopts the authority, integrity, and reach of our brand.

We take a multi-channel approach to marketing — combining search engine optimisation, targeted pay-per-click advertising, social media, email marketing, and a growing base of loyal direct-booking guests.

- Curated Spaces website with strong organic search presence
- Targeted PPC and retargeting campaigns
- Strategically timed email marketing
- Instagram and Facebook with engaged following
- Featured in print publications and local media
- Personal phone contact with every lead guest
- Direct booking encouraged for repeat guests



OUR COMMITMENT TO YOU

A service that reflects the homes we represent.

We treat our owners with the same care and attention we show our guests. You'll receive honest advice on pricing, realistic income projections, and prompt, clear communication throughout.

We offer competitive commission rates and favourable contract terms. We know that owning a holiday let is about generating a return — so we approach your property as a business, not a listing.

Our property management service handles all the logistics of turnovers, housekeeping, and maintenance coordination — so you can enjoy the income without the operational burden.

"We're proud of the strong working relationships we've built with our homeowners over the years."



GUEST CARE

Far from a mass booking platform, we provide a genuinely personal service. We call every lead guest ahead of their stay, answer questions, set expectations, and establish a level of trust and respect for your home from the outset.

Any issues that arise during a stay are handled by us directly — professionally and promptly. You won't be fielding calls at midnight.

We let to the discerning guest. The standard of your property is reflected in the quality of your guests — and as a luxury agency, we attract guests who treat the homes they stay in with care.



SIMPLE FROM THE START

Getting started is straightforward.

We believe the process of joining us should be as considered and unhurried as the service that follows.

1 Get in touch

Drop us a line by phone, email, or through our website. There's no obligation — just an initial conversation to understand your property and your goals.

2 We'll visit

We arrange a visit at a time that suits you. We're happy to travel to your permanent residence if you prefer. This meeting is free and without obligation.

3 Photography & listing

Once you're ready to proceed, we commission professional photography and produce your listing. We handle everything.

4 Launch

Your property goes live across our marketing channels and begins receiving enquiries. From here, we take care of everything.

If you join us in spring or summer, we'll send you a warm welcome gift from the team.



We'd love
to work
with you.

Whether you're ready to proceed or simply want to talk through your options, we're here. No pressure, no obligation — just an honest conversation about your home and what it could achieve.

TELEPHONE

+44 (0)1983 655 035

WEBSITE

curatedspacesiow.com

INSTAGRAM

[@curatedspacescollection](https://www.instagram.com/curatedspacescollection)

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