

SPENCE WILLARD



Hilltop Cottage, Brighstone, Isle of Wight

Arguably one of the best positioned houses in West Wight with a plot extending to around 1.343 acres; delivering truly magnificent coastal and country views for miles in every direction, with the benefit of two detached annexes within the grounds.

VIEWING

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Constructed in 1953 by local builder of high repute, JR Buckett & Sons, Hilltop Cottage offers an exceptional opportunity to acquire a substantial and recently extended property and occupies an elevated position with incredible southerly views over the West Wight countryside and The English Channel. The principal rooms in the house enjoy commanding views and the large garden itself is beautiful. The property is totally private and peacefully situated within large, landscaped grounds with vistas opening into wonderful views. This is undoubtedly amongst the most special situations on the Island and yet is within a few minutes' drive of the village centre. The village is a 'service centre' with a doctor's surgery, village shop, pub, church and the sandy beaches of Compton & Brook are very close by which offers miles of awesome coastline.

Perched atop of Gaggerhill Lane on the edge of the highly sought after village of Brighstone and offers a high level of privacy and seclusion as well as having the benefit of direct access out onto the footpath with some of the best walking countryside on offer. The house has been fastidiously maintained and has extensive accommodation with a total sq. ft of buildings amounting to nearly 2700 sq. ft. The current owners have modernised and extended the property with work being carried out to a high standard.

Within the house there are four bedrooms, one of which has a shower en-suite with WC and wash hand basin and an extensive wall of built in wardrobes. There is a wonderful kitchen/diner with an excellent range of quality wall and base units. Doors lead out from the kitchen into a large east facing conservatory with access out into the garden. The main living room offers truly stunning views over the countryside, coastline and English Channel. There is a wood burner installed in the living room with a door leading out into the snug/bedroom 4, which again enjoys impressive views. The fifth bedroom could also work well as a study. In the centre of the property is a good-sized family bathroom with a shower, WC and two wash hand basins.

Outside

The spacious plot extends to approximately 1.343 acres and is made up from a mix of lawns, mature woodland and flower beds. The

driveway leads up to a detached double garage which extends to around 31 square meters. Adjoining the garage is a good-sized greenhouse. Within the grounds are two annexes. The 'Top Cabin' has power and water with a large bedroom and its own living room with separate room for the hot tub and a separate WC and shower. Attached to the Top Cabin and accessed internally is a sauna. In addition to the 'Top Cabin' there is a Chalet, which is made up of a single room with kitchenette along one side with a separate shower with WC and wash hand basin. Power & water is also connected to this. There is plenty of parking/hard standing area in front of the garage.

Access

The property is accessed up Gaggerhill Lane, which is unadopted. It has recently had major works with new asphalt type strips (works done in 2024). The property is the last house on the west side of this no-through lane. An adjoining footpath gives direct access to miles fabulous countryside - some of which is National Trust land.

Services

Private drainage. Water and power serve the property.

EPC Rating E - Main House

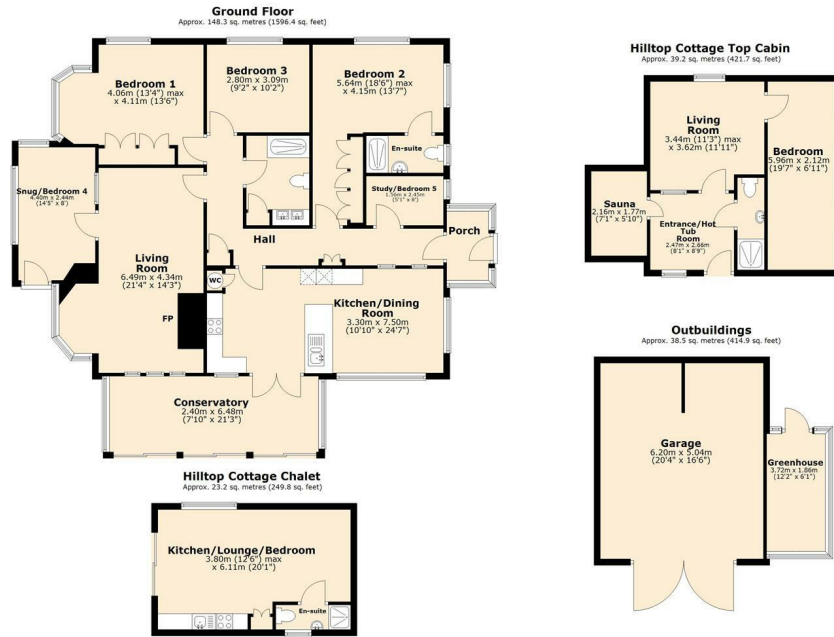
EPC Rating D - Chalet

Council Tax Band E.

Viewings

Strictly by appointment with the selling agent Spence Willard.





Total area: approx. 249.2 sq. metres (2682.8 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, saunas, floors and appliances, size and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited www.silverarchpts.co.uk. Plan produced using Planio.

Hilltop Cottage, Gaggerhill Lane, Brighstone, PO30 4DX



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