

THE OLD RECTORY

RECTORY LANE • BRIGHSTONE • ISLE OF WIGHT • PO30 4QH



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A beautiful former Rectory, of Georgian proportions, situated in the popular village of Brighstone just 15 minutes from Yarmouth, with self-contained apartment and splendid walled garden, in all extending to about half an acre (0.52ac).

GUIDE PRICE: £1,295,000

THE OLD RECTORY

Ground Floor

Entrance Hall | Dining Room | Drawing Room | Reception Hall | Kitchen/Breakfast Room | Utility
Plant Room | Laundry Room | Cloakroom | W/C
Two external Stores | Access to basement

First Floor

Large landing | Master Bedroom with en-suite | Second bedroom with en-suite
Two small bedrooms | Two family bathrooms | Study

Second Floor (Annexe)

Kitchen/Diner | Sitting Room | Store | Family Bathroom
Two double Bedrooms | Attic

GROUNDS AND GARDENS

Walled Garden | Double Garage | Lawned Gardens
Stone Terrace | Pond | Orchard





SITUATION

The Old Rectory is on the fringe of the popular Village, Brighstone, enjoying wonderful rural and distant sea views towards The English Channel.

The Isle of Wight is celebrated as an international yachting and sailing venue, with the annual Cowes Week Regatta in August attracting competitors from all over the world. A full range of yacht and sailing clubs provide a social hub. There are nearby golf courses including Westridge, St Georges & Shanklin and Sandown Golf Club. Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education from pre-school to sixth form on a daily, full or weekly boarding basis. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep and there are good feeder links to

conveniently located public schools such as Winchester College and St Swithuns' in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Marlborough College in Wiltshire.

The Island is blessed with a number of boutique hotels and restaurants, including The Duck, Ryde, The George, Yarmouth, The Royal, Ventnor, The Hut, Colwell Bay and The Smoking Lobster, Cowes.

HISTORY

Several interesting historical figures lived at the property: The first Rector of Brighstone who later became Bishop Ken refused to swear fealty to King Charles II and was interned to the Tower of London for a period. He wrote various hymns including "Awake my soul and with the sun". Another Brighstone Rector to go onto to become Bishop was the son of William Wilberforce, the anti-slavery campaigner and friend

of Prime Minister William Pitt the Younger. The last of a trio of Bishops who had served as Rector in Brighstone was Moberley, formerly Headmaster of Winchester College. During the 19th Century William Fox, the "father of British Paleontology" was curated at Brighstone and lived at The Rectory. The Tyrannosaurus Rex skeleton in the British Museum entrance hall was found by him near Brighstone and was first reassembled on The Old Rectory lawn. Charles Darwin is known to have visited Fox at the house.

DESCRIPTION

A stunning former Grade II Rectory, set within gardens and grounds of about half an acre, with a self-contained apartment on the second floor providing additional accommodation or providing an income opportunity.







GROUND FLOOR

Entering the property from the formal drive, you enter the entrance hall, which benefits from larch timber floorboards, delightful architectural features including cornicing, stone arches, and pillars, with a period fireplace. Off the hallway to the west there is a stunning reception hall with panelling, stone pillars with gothic style porch. The dining room, with good proportions, entered through a bespoke timber carved door enjoying deep sash windows with timber shutters, open fireplace, and a hatch through to reception. The drawing room, on the other side of the hallway is a delightful light and spacious room with two full height sash style windows providing access to the garden. There is an open fireplace with marble surround. (On the same side of the property, the kitchen/breakfast room is fitted with a range of fitted appliances, with electric range cooker and feature timber beam. Off the kitchen, there is a utility room, access to the courtyard which has two stores. The ground floor also benefits from a plant room, laundry room, w/c & access down to the cellar).

FIRST FLOOR

The first floor is accessed from the hallway through a light stairwell with spectacular views over nearby farmland into the landing. The first-floor benefits from four double bedrooms, two are en-suite and all enjoying rural or garden views, timber and window shutters and built in cupboards.

SECOND FLOOR

Access through a door from the main house or via its own self-contained door on the ground floor up a flight of stairs, is an apartment currently let, producing an income. The apartment includes two double bedrooms, a kitchen/diner, lounge, family bathroom and attic room.





GARDENS AND GROUNDS

A pair of ancient stone gate pillars open to a gravelled driveway providing ample parking adjacent to the house as well as access to a double garage (15' x 16') with up and over door. There is an adjacent gated private pedestrian access into the churchyard, also providing access towards the village facilities. The principal gardens lie to the south and west of the house and provide a beautifully secluded setting surrounded by mature, evergreen hedging trees and stone walls. To the west of the house is a superb lawned garden surrounded by well-stocked borders and mature trees whilst lawns extend to the south of the house where there are a wide variety of borders and mature shrubs and trees as well as a stone TERRACE along the southern elevation of the house. There is an ornamental pond with an adjacent arch clad in roses. To the south east of the garden is a largely gravelled rose garden with a gated access onto the lane.



GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The Old Rectory is offered for sale by private treaty as a whole.

TENURE

Freehold.

ACCESS

The property is accessed off Rectory Lane, which is a private lane from the public highway, Main Road.

SERVICES

The house is connected to mains water, drainage, and electricity. There is LPG gas fired central heating to the main house. The apartment on the second floor is connected to the same mains services however heating is via electric storage heaters.

BROADBAND

16 Mbps.

PLANNING

The property is within the Isle of Wight National Landscape and the Property is Grade II listed.

RIGHTS OF WAY

There are no public or private rights of way across property.

COUNCIL TAX BAND

G

EPC

N/A

LOCAL AUTHORITY

Isle of Wight Council

POSTCODE

PO30 4QH

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

FIXTURES AND FITTINGS

BCM will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.



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VIEWINGS

Viewings strictly by appointment with BCM.

SELLING AGENT

BCM, Isle of Wight office, Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE

Spence Willard, The Square, Yarmouth, PO41 0NP

NB. These particulars are as at July 2024 and photography taken June 2023.



THE OLD RECTORY

NOT TO SCALE



IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
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