

SPENCE WILLARD



The Old Rectory, Rectory Lane, Brighstone, Isle of Wight



# *A superb former Rectory with a fascinating history, characterful accommodation and delightful gardens, situated on the fringe of this popular coastal village*

VIEWING:

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Located within a picturesque setting on the eastern fringe of the village, adjacent to the church yard and accessed via a no through lane, The Old Rectory benefits from country views from the upper floors and secluded grounds of about half an acre. This wonderful period house has a wealth of fine features, ranging from impressive fireplaces, ancient wooden panelling, original window shutters as well as a fascinating history. The house is listed, grade II and benefits from generously proportioned principal rooms overlooking the gardens. The second floor comprises a basic self-contained two bedroom apartment, that can either be accessed via its own gated pedestrian access from the lane or from the first floor landing. The house is attached to a cottage (in separate ownership) on the south eastern corner but maintains privacy.

## **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 curate 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.



It is alleged during the Napoleonic wars the Rector's horses were regularly borrowed by local smugglers who were active along the adjacent coastline. The carved oak door to the dining room is believed to have come from Chillerton Priory which was demolished at the time of the Dissolution of the Monasteries. The house is also referred to within Pevsners Architectural guide. A house has existed on the site since 1346 although the underlying shape of the existing house is understood to be Tudor, having been remodelled over subsequent generations. Evidence of the Tudor building can be seen in the "barley sugar twist" chimney and there is a "Strawberry Hill Gothic" stone porch with leaded lights on the western elevation.

#### THE LOCAL AREA

Brighstone is a highly popular village situated within an Area of Outstanding Natural Beauty between the Island's south western coast and rolling downland running to the north. It benefits from a great range of local facilities, including a good village shop, a pub, primary school, doctor's surgery and tennis courts. There are superb walks directly from the property and onto the extensive network of footpaths and bridleways running through the downland and forestry

to the north of Brighstone as well as paths leading to the coast and beaches nearby. Some of the Island's best beaches for swimming, surfing or kite surfing are within a few minutes drive. Newport is just over a 10 minute driveway with a wider range of shopping facilities whilst mainland ferry links as well as marina facilities, can be easily accessed from Yarmouth, Cowes & Fishbourne.

#### ACCOMMODATION GROUND FLOOR

**ENTRANCE HALL** A spacious entrance, incorporating a period fireplace with carved surround. Timber staircase with hardwood handrail to first floor and steps down to:

**RECEPTION HALL** An impressive panelled room, featuring stone pillars and a wide bay window with stone mullions and stained glass with a door to the garden.

**DINING ROOM** Approached via a beautifully carved door, this superbly proportioned room has three deep sash windows, incorporating window shutters overlooking the gardens. Open fireplace with stone surround, timber floorboards.

**DRAWING ROOM** A particularly light and spacious south facing room with two full height, sash windows which have the ability to open into the ceiling and provide access to the garden, also fitted with shutters. Open fireplace, decorative mouldings to the ceiling.

**KITCHEN/BREAKFAST ROOM** Fitted with a range of built-in units with worksurfaces, sink unit and space for appliances and including an electric range cooker.

**UTILITY ROOM** Butler sink, worksurface and space for washing machine and fridge. Two adjacent stores, one with a thick slate shelf.

**BOILER ROOM/WORKSHOP** Built-in cupboards, workbench and cupboard housing twin Vaillant gas fired boilers.

**CLOAKROOM** A range of built-in cupboards. Wash basin set in granite and WC.

**SMALL CELLAR** Arched wine bins.



#### FIRST FLOOR

**LANDING** Airing cupboard.

**BEDROOM 1** A nicely proportioned double bedroom with southerly country views.

**BATHROOM** Bath, wash basin, WC and airing cupboard.

**STUDY** Bookshelving, period fireplace and a southerly outlook over the gardens.

**BEDROOM 3** A large bedroom with westerly views.

**FAMILY BATHROOM** Bath, wash basin, WC.

**BEDROOM 2** A spacious double bedroom with an outlook over the gardens towards the church and downland. Built-in cupboards.

**BATHROOM EN-SUITE** Bath with shower over, wash-basin set onto a marble surround, WC and bidet.

**SITTING ROOM/BEDROOM 4** Currently used as a sitting room, and formerly Bishop Kens parlour, there are panoramic country views and a working period fireplace.

#### SECOND FLOOR APARTMENT

**KITCHEN/DINING ROOM** Fitted with a basic range of units with sink, work surface and space for fridge and cooker, wonderful westerly views.

**SITTING ROOM** Sloping ceiling and distant views.

**BATHROOM** Bath with shower over, wash basin, WC

**BEDROOM 1** A double bedroom with southerly views and glimpses of the English Channel. Built-in cupboards.

**BEDROOM 2** A double or twin bedroom. Under eaves storage.





#### OUTSIDE

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.

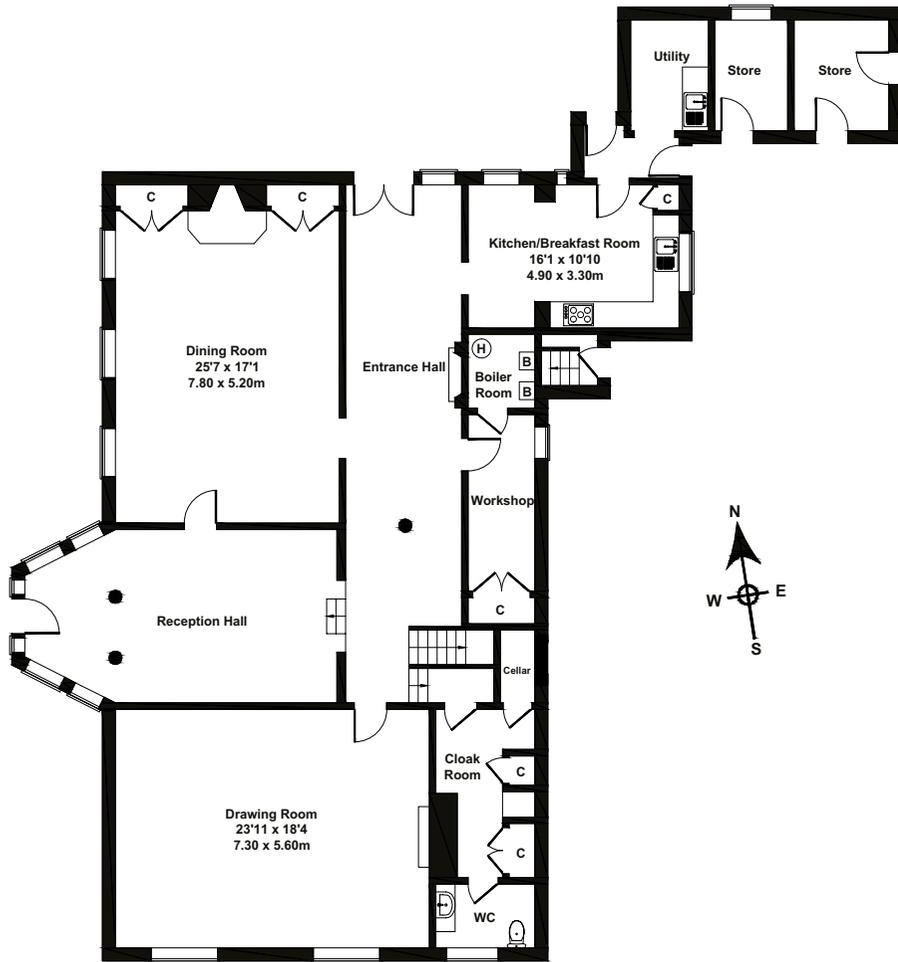
**SERVICES** Mains water, drainage and electricity. Calor gas fired central heating to main house.

**TENURE** Freehold

**COUNCIL TAX** Band G

**POSTCODE** PO30 4QH

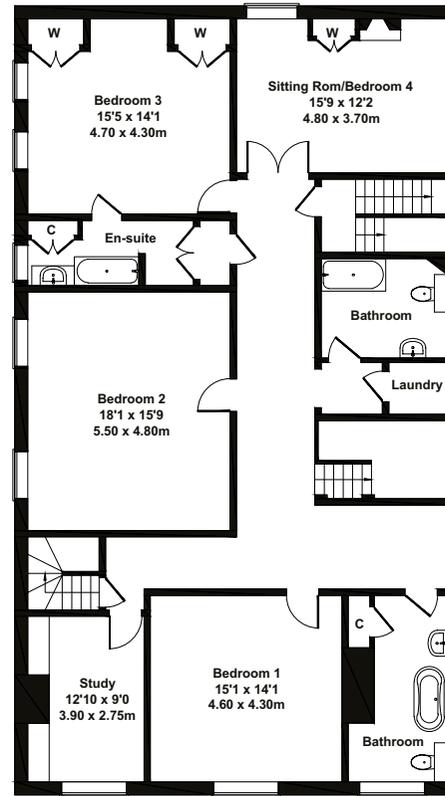
**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



GROUND FLOOR

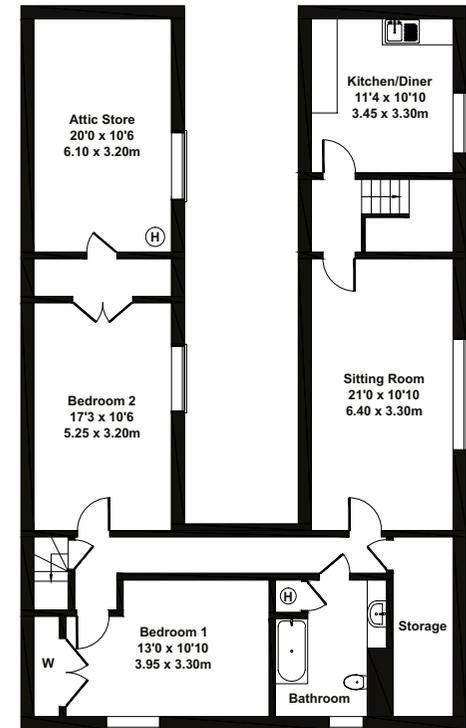
## The Old Rectory, Brighstone

Approximate Gross Internal Area  
5371 sq ft - 499 sq m



FIRST FLOOR

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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SECOND FLOOR APARTMENT



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