



Hilltop Cottage

Gaggerhill Lane | Brighstone | Newport | Isle of Wight | PO30 4DX

FINE & COUNTRY

Seller Insight

“ We have lived here for 18 happy years, enjoying the wonderful views, lovely climate and beautiful garden. At the end of a cul-de-sac lane, we have no passing traffic to disturb the birdsong.

We extended this bungalow 8 years ago to give us more spacious accommodation.

Brighstone is a friendly community to live in with many groups and clubs available to join. We also have the benefit of a bus stop at the end of this lane for route 12, Newport to Alum Bay.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Hilltop Cottage

Commanding what is undeniably one of the most breathtaking positions in all of West Wight, Hilltop Cottage is a truly rare jewel nestled amidst the rolling countryside of the Isle of Wight. Set within enchanting grounds extending to approximately 1.39 acres, this exquisite residence offers sweeping, uninterrupted views across verdant fields, ancient woodland, and the shimmering expanse of the English Channel beyond. This is a home where every window frames a masterpiece of nature.

Lovingly constructed in 1953 by the esteemed local builders, JR Buckett & Sons, Hilltop Cottage has recently undergone an impressive programme of sensitive extensions and renovations, marrying timeless charm with modern refinement. The result is a substantial, elegant, detached residence that sits harmoniously within its elevated plot, offering total seclusion and a deep sense of peace.

From its privileged position at the top of a private lane, just moments from the heart of Brighstone, a quintessential village with a shop, doctor's surgery, pub, and church – this home opens directly onto scenic footpaths that meander through some of the most glorious walking terrain on the Island. And for lovers of the sea, the spectacular golden beaches of Compton and Brook lie just a short drive away.

The accommodation within the home is as generous as it is beautiful. There are four well-proportioned bedrooms, the principal of which enjoys both an en-suite shower room and an entire wall of bespoke fitted wardrobes. At the heart of the home lies a wonderful open-plan kitchen / diner, resplendent with fine cabinetry and a picture window to admire the views, flowing seamlessly into a light-filled conservatory that welcomes the morning sun and offers tranquil views of the garden.

The principal lounge is truly the pièce de résistance, with expansive windows that capture the soul-stirring beauty of the landscape. A wood-burning stove adds warmth and character, while an adjoining sun room provides a cosy haven to retreat to. A stylish family bathroom with twin basins and a large shower completes the accommodation in the main house.

Outside, the gardens and grounds are nothing short of magical, comprising manicured lawns, mature trees, fragrant flowerbeds, and hidden corners perfect for reflection or entertaining. A detached double garage with adjacent greenhouse sits at the head of a sweeping driveway, offering ample parking and practical storage.

Further enhancing this extraordinary offering are two charming, detached annexes. The 'Top Cabin' boasts a spacious bedroom, living area, separate shower room, and its own private sauna and hot tub room, offering indulgent escapes for guests or potential income as a holiday let. The second annexe, known as the Chalet, features a kitchenette, sleeping area, and en-suite shower facilities, equally suited to guests or extended family.

With lapsed planning consent for further expansion, this property offers not just a home, but a lifestyle – an exquisite sanctuary surrounded by nature, bathed in light, and steeped in tranquillity.







Travel Information

12.4 miles - West Cowes to Southampton Ferry Terminal
12.6 miles - Fishbourne to Portsmouth Ferry Terminal
7.4 miles - Yarmouth to Lymington Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Freshwater Bay Golf Club, Freshwater	5.7 miles
Yarmouth Sailing Club, Yarmouth	7.4 miles
West Wight Sports & Community Centre, Freshwater	7 miles

Healthcare

Doctors Surgeries
South Wight Medical Practice, Brighstone – 01983 740219
South Wight Medical Practice, Niton – 01983 730257
Ventnor Medical Centre, Ventnor – 01983 852787

General Hospitals:	
St Mary's Hospital, Parkhurst Road, Newport	01983 822099 (8.9 miles)

Education

Primary Schools
Freshwater & Yarmouth C of E Primary School, Freshwater

Shalfleet C of E Primary School, Shalfleet
Brighstone C of E Primary School, Brighstone
Carisbrooke C of E Primary, Newport
Chillerton & Rookley Primary School, Chillerton

Secondary Schools/Colleges:
The Island Free School, Ventnor
Carisbrooke College, Newport
Christ the King Upper College, Newport
Medina College, Newport
Island Innovations V1 Form Campus, Newport
Isle of Wight College, Newport

Learning Assisted Schools:
Medina House, Newport
St Catherines, Grove Road, Ventnor

01983 760345
01983 760269
01983 740285
01983 522348
01983 721207

01983 857641
01983 524651
01983 53707
01983 526523
01983 522886
01983 526631

01983 522917
01983 852722

Entertainment

Three Bishops, Brighstone
The Crown Inn, Shorwell
The Buddle Inn, Niton
White Horse, Whitwell
White Lion, Niton
Wight Mouse Inn, Chale
The Cow, Tapnell
The Taverners, Godshell
The Hambrough, Ventnor
The Royal Hotel Ventnor
The Met, Esplanade, Ventnor
The Spyglass Inn, Esplanade, Ventnor

Local Attractions / Landmarks

St Catherine's Lighthouse, Niton
Carisbrooke Castle, Newport
Fort Victoria Country Park, Yarmouth
Osborne House, East Cowes
Model Village, Godshell
Isle of Wight Donkey Sanctuary, Wroxall
Amazon World Zoo Park, nr Arreton
Appuldurcombe House, Wroxall
Ventnor Botanical Gardens, Ventnor
Blackgang Chine Theme Park, Chale
Isle of Wight Pearl Centre, Chale
Alum Bay Theme Park, Alum Bay



GROUND FLOOR

Entrance Porch	
Hallway	
Bedroom 4	8' x 5'1
Bedroom 1	8'6 at widest point x 13'7 at widest point
En-Suite Shower Room	
Kitchen / Diner	24'7 x 10'10
Conservatory	21'3 x 7'10
Lounge	14'5 x 8'
Family Shower Room	
Bedroom 2	13'6 x 13'4
Bedroom 3	10'2 x 9'2

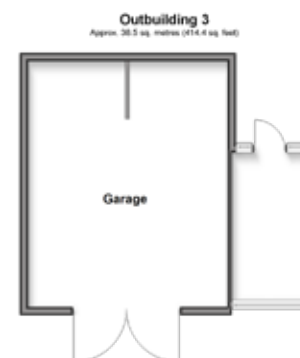


OUTBUILDING 1 - CABIN

Hot Tub Room	8'9 x 8'1
Shower Room	
Sauna	7'1 x 5'10
Living Room	11'11 x 11'3
Bedroom	19'7 x 6'11

OUTBUILDING 2 - CHALET

Chalet Living Room	20'1 x 12'6
Chalet Shower Room	



OUTSIDE

Front Garden	
Driveway Parking	
Detached Double Garage	20'4 x 16'6
Greenhouse	12'2 x 6'1
Rear Garden	
1.39 acres	

MAIN HOUSE



CHALET



Council Tax Band: E
Tenure: Freehold

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