



Braxton Cottage

Halletts Shute | Norton | Yarmouth | Isle of Wight | PO41 0RH

FINE & COUNTRY

Seller Insight



My parents fell in love with Braxton Cottage from the minute they saw it. The thirty years they spent there were probably the happiest of their lives.

Braxton Cottage has a unique location. Close enough to Yarmouth to enjoy sailing and socialising, yet tucked away, allowing my mother time to follow her artistic passions of painting and creating ceramics in her pottery.

The cottage was my mother's true 'happy place'. The cottage is light filled, spacious yet cosy. My mother loved all the historic features and treasured stories of its past. Always a fan of the local island stone, she was thrilled to have some exposed within her study space. Here she kept her art equipment and would sit, gathering inspiration for her next projects. Great excitement came, when, some remedial works to the outer wall, revealed a previously blocked up doorway. My mother insisted on leaving it exposed and found the perfect sculpture with which to set it off.

My father had insisted on purchasing a home in which they could live downstairs if the need ever arose. He delighted in his expansive and quiet study in the annex. Here he could be found sitting at his computer, where, amongst other hobbies, he helped monitor the reintroduction of red squirrels to the Isle of Wight. In latter years his study did indeed provide accessible accommodation.

My father loved a long bath; and he insisted on keeping the upstairs bath as it has exceptional length and comfort. He lay there admiring the bar, previously used to lift grain when the cottage was a barn.

My mother insisted on having a Rayburn in the kitchen, providing a warm kitchen at all times- usually with a dog lying on a rug in front.

Outside, the courtyard in front of the house is a perfect suntrap. Here, white geraniums grew unhindered, even in winter. The rest of the garden was a labour of love for my mother, restoring the garden with the help of the original gardener. My mother added a vegetable patch and fruit trees. This area she edged with smooth bricks found along the shoreline whilst walking the dog.

*The house has been such a social place, yet always tranquil. It's been the focus of family gatherings and holidays. I'm sure that its next chapter will be equally splendid.**

* 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

Braxton Cottage

Steeped in history and charm, this captivating period home is believed to date back to the 1700s and is considered one of the most historic residences in the area. Set within approximately 1 acre of mature, private grounds, this unique property offers a tranquil countryside setting just moments from the vibrant coastal town of Yarmouth. With easy access to a fast car ferry link to Lymington, the bustling harbour, Fort Victoria, and scenic coastal paths and beaches, this home is ideally situated for those seeking a peaceful retreat with excellent connectivity.

The property is approached via a private driveway that leads past only one other dwelling, opening up to reveal a picturesque character cottage, a double garage, and a former pottery outbuilding, all nestled amid beautiful established gardens. Hidden solar panels provide sustainable energy to the home, while mature hedging and trees offer complete seclusion and privacy.

The main entrance opens into a central hallway, leading into an impressive L-shaped sitting room. This spacious living area is filled with natural light from triple-aspect windows and French doors that open out to the extensive gardens. A charming multi-fuel wood burner adds warmth and character to this inviting space.

The fitted kitchen features an array of storage units, a traditional gas Rayburn, and dual-aspect windows that frame peaceful garden views. Adjoining the kitchen is a practical scullery with base units and a sink, along with a utility room that houses the boiler and provides space for additional appliances.

On the other side of the entrance hall, a hallway leads to a ground-floor bathroom, a cosy study or snug, and a glazed walkway connecting to a versatile dual-aspect reception room. This additional space, currently used as a bedroom, offers great flexibility and could easily serve as a home office, studio, or guest suite.

Upstairs, the first floor comprises two spacious, dual-aspect double bedrooms, both featuring eaves storage. The principal bedroom benefits from two large walk-in cupboards – one used as a wardrobe and the other currently housing a small kitchenette. This area offers excellent potential to be transformed into an en-suite bathroom, subject to necessary consents. A generous family bathroom serves both bedrooms, offering scope for modernisation to suit the buyer's style.

The grounds are a true highlight of this property. A large, south-facing paved patio at the front of the cottage provides a sunny and sheltered space for outdoor dining or relaxation. The expansive gardens include a gated paddock, once used for exercising pets, a greenhouse, and a charming timber summer house – perfect for enjoying the peaceful surroundings.

This extraordinary home will appeal to buyers seeking privacy, history, and natural beauty, all within close proximity to the amenities and coastal lifestyle of Yarmouth. A rare opportunity to own a distinctive island residence with space, charm, and endless potential.







Travel Information

1.2 miles from Yarmouth to Lymington Ferry Terminal
15.3 miles from Fishbourne to Portsmouth Ferry Terminal
13.8 miles from West Cowes to Southampton 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

The West Bay Club & Spa, Freshwater	0.1 mile
Freshwater Bay Golf Club, Freshwater	2.8 miles
West Wight Sports & Community Centre	1.8 miles
Yarmouth Sailing Club, Yarmouth	0.8 miles

Healthcare

Doctors Surgeries	
Brighstone Surgery, Brighstone	01983 740219
Yarmouth Surgery, Yarmouth	01983 758998
West Wight Practice, Freshwater	0844 815 1428
Brookside Health Centre, Freshwater	01983 758998

General Hospitals

St Mary's Hospital, Parkhurst Ryde, Newport	10.3 miles
	01983 822099

Education

Primary Schools
Brighstone C of E Primary School, Brighstone
Yarmouth C of E Primary School, Yarmouth
Shalfleet C of E Primary School, Shalfleet
St Saviour's R C Primary School, Totland
Freshwater Early Years Centre, Freshwater

Secondary Schools/Colleges
Medina College, Newport
Christ The King Upper College, Newport
Carisbrooke College, Newport
Ryde with Upper Chine School, Ryde
Ryde Academy, Ryde
Island Innovation VI Form Campus, Newport
Isle of Wight College

Learning Assisted Schools:
Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport
St Catherine's, Grove Road, Ventnor

01983 740285
01983 760345
01983 760269
01983 752175
01983 755287

01983 526523
01983 537 070
01983 861 222
01983 562 295
01983 567 331
01983 522886
01982 526 631

01983 522 917
01983 524 634
01983 852722

Entertainment

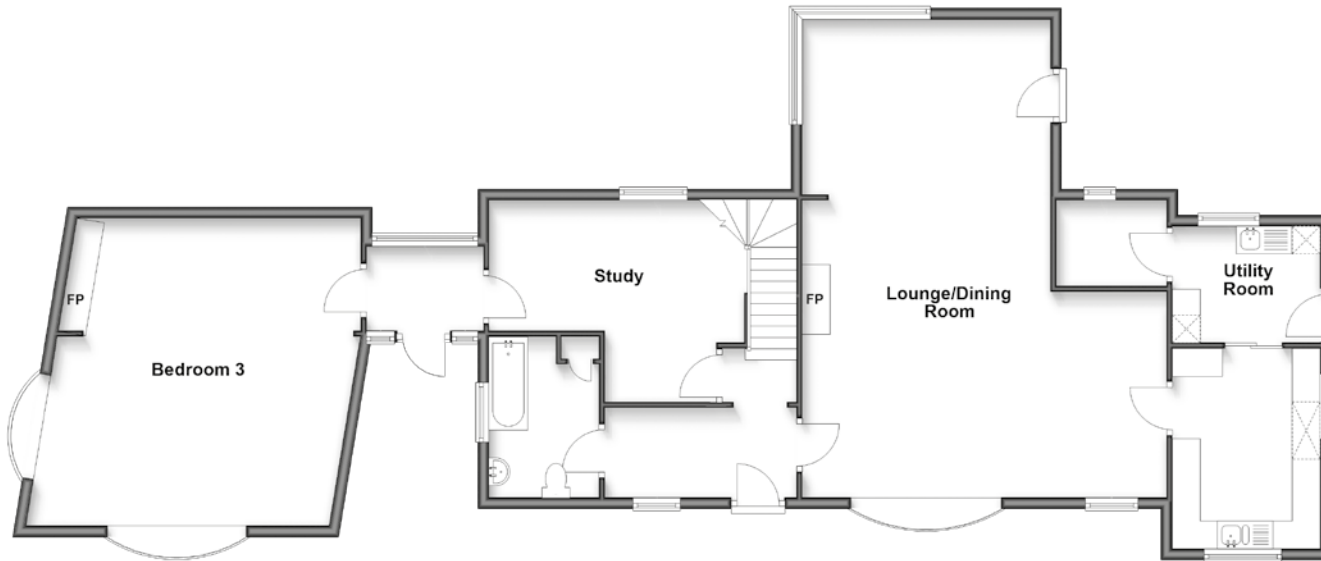
Restaurants / Bars
The Waterfront Bar & Restaurant, Totland Bay
Highdown Inn, Totland Bay
The Piano Café / Restaurant, Freshwater Bay
The Vine Inn, Freshwater
The Hut, Freshwater
Three Bishops Inn, Brighstone
The Cow, Yarmouth
The New Inn, Shalfleet
Horse & Groom, Ningwood
The Sun Inn, Hulverstone
On The Rocks, Yarmouth

These bars and restaurants are available within a 15-minute drive of this home

Local Attractions / Landmarks

Blackgang Chine - Blackgang
Tapnell Farm - Yarmouth
Fort Victoria Country Park - Norton
St Catherine's Oratory - Niton
The Needles Landmark Attraction - Alum Bay
Carisbrooke Castle - Carisbrooke
Appuldurcombe House - Wroxall
Isle of Wight Pearl Centre - Brighstone
Dimbola Museum and Galleries & Tea Room - Freshwater
Isle of Wight Pearl - Chale

Ground Floor
Approx. 129.7 sq. metres (1385.7 sq. feet)



GROUND FLOOR

Entrance Hallway	
Bathroom	9'6 x 6'5
Study	L-Shaped - 14'10 x 6'10 plus 8'1 x 4'6
Bedroom 3	18'8 at widest point x 17'9 at widest point
Lounge / Dining Room	L-Shaped - 19'7 x 14'5 plus 12'1 x 6'10
Kitchen	11'9 x 9'2
Utility Room	10' x 6'11
Laundry Room	5'7 x 4'5

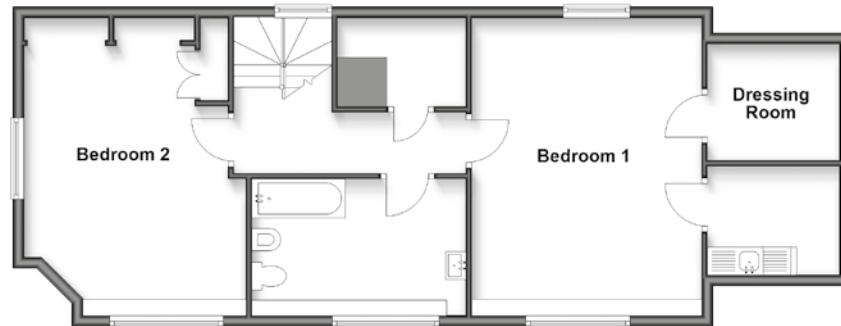
FIRST FLOOR

Landing	
Bedroom 1	17'4 x 15'10
Dressing Room	
Kitchenette	
Family Bathroom	10'11 x 8'7
Bedroom 2	13'11 x 13'2

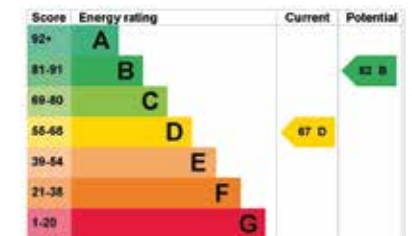
OUTSIDE

Front Garden
Driveway Parking
Rear Garden
Double Garage
Outbuilding used as a pottery
Summer House

First Floor
Approx. 74.5 sq. metres (802.1 sq. feet)



Council Tax Band: E
Tenure: Freehold



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