



The Old Rectory
Rectory Lane | Brighstone | Newport | Isle of Wight | PO30 4QH

SELLER INSIGHT

“ As soon as we stepped inside this character property steeped in history, we had a great feeling straight away and loved the motto etched within the stonework 'Think and Thank'. Our home has seen many happy times, filled with fun and laughter and a superb venue in which to entertain our friends and family. The convenience of its location has served us well, within walking distance of the beautiful village centre and its wealth of amenities and a short distance from the West Wight's rustic coastline. The time has come to pass over the house to its next custodians, who will no doubt appreciate its remarkable history.’



* 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

The Old Rectory

Steeped in remarkable history and situated in a picturesque village setting, this stunning former rectory, now Grade II listed, offers a rare opportunity to own a piece of English heritage. Nestled within beautifully landscaped gardens, the property seamlessly blends period charm with practical modern living, complete with a self-contained second-floor apartment ideal for guests, extended family, or income potential.

This historic home in Brighstone has long been a residence of significance, home to a succession of historical figures who left indelible marks on British society. The first Rector, later Bishop Ken, famously refused to swear allegiance to King Charles II and was interned in the Tower of London. A renowned hymn writer, his works include the timeless “Awake My Soul and With the Sun.” Another prominent rector, the son of celebrated abolitionist William Wilberforce, went on to become a bishop, as did Moberley, the distinguished former Headmaster of Winchester College. During the 19th century, the house was occupied by William Fox, known as the “father of British palaeontology,” whose discoveries, including the Tyrannosaurus Rex now displayed in the British Museum, were first studied and assembled on the Rectory’s lawn. Charles Darwin himself is known to have visited Fox here, adding further weight to the home’s extraordinary legacy.

Entering the property through a gravelled drive flanked by ancient stone pillars, the entrance hall immediately impresses with its larch timber floorboards, intricate cornicing, and a striking period fireplace framed by elegant stone arches and columns. To the west lies a grand reception hall with gothic-inspired architectural features and decorative panelling. The dining room exudes historic charm with bespoke carved timber doors, deep sash windows with working shutters, an open fireplace, and a discreet serving hatch to the reception. On the opposite side, the drawing room is bathed in natural light through full-height sash windows opening to the garden, with an open marble fireplace offering a warm focal point. The kitchen/breakfast room combines rustic character and modern convenience, boasting a timber beam feature, a range of fitted appliances, and a stylish electric range cooker. A utility room, plant room, laundry, cloakroom, and cellar access complete the ground floor’s extensive amenities.

Upstairs, the first floor provides four spacious double bedrooms, each enjoying idyllic rural or garden views. Two bedrooms feature en-suite facilities, and all are appointed with traditional shutters and built-in storage. The upper floor houses a charming self-contained apartment with two further bedrooms, a family bathroom, a kitchen/diner, and a lounge, all accessed privately or internally, and currently generating rental income.

The gardens are truly enchanting, with formal lawns, well-stocked borders, an ornamental pond, and a rose-clad arch creating a serene retreat. A wide stone terrace lines the southern elevation, perfect for outdoor entertaining. The property also includes a double garage and a private pedestrian gate leading to the adjoining churchyard and village amenities.

Rich in character and history, yet refined for modern living, The Old Rectory is a rare and distinguished offering in the heart of Brighstone.







Travel Information

12.3 miles - West Cowes to Southampton Ferry Terminal
12.1 miles - Fishbourne to Portsmouth Ferry Terminal
9.1 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	6.3 miles
Yarmouth Sailing Club, Yarmouth	9.2 miles
West Wight Sports & Community Centre, Freshwater	7.7 miles

Healthcare

Doctors Surgeries:	
Brookside Health Centre, Freshwater	01983 758998
South Wight Medical Practice, Niton	01983 730257
Ventnor Medical Centre, Ventnor	01983 852787

General Hospitals:	
St Mary's Hospital, Parkhurst Road, Newport	01983 822099
	8.3 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, Brightsone
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
Alum Bay Theme Park

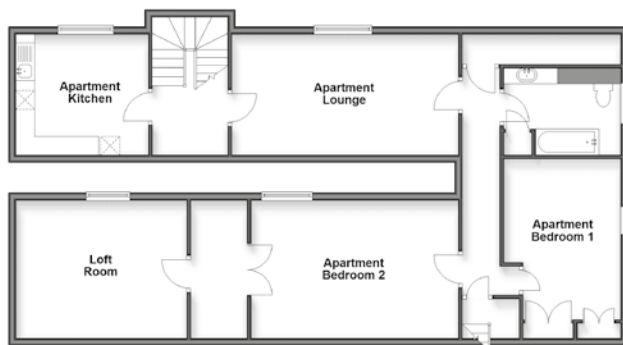
Split Level Ground Floor
Approx. 199.3 sq. metres (2144.8 sq. feet)



First Floor
Approx. 165.8 sq. metres (1784.7 sq. feet)



Second Floor
Approx. 115.4 sq. metres (1252.5 sq. feet)



SPLIT LEVEL GROUND FLOOR

Entrance Hallway	
Drawing Room	23'11 x 18'4
Dining Room	25'7 x 17'11
Hallway	
Laundry Room	
Cloakroom	
Store Room	
Kitchen / Breakfast Room	16'1 x 10'10
Lobby	
Utility Area	

FIRST FLOOR

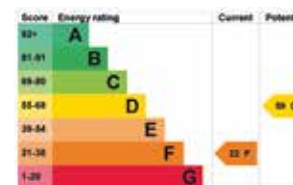
Landing	
Bedroom 1	15'5 X 14'1
En-Suite Bathroom	
Bedroom 2	18'1 x 15'9
Bedroom 3	15'1 x 14'1
En-Suite Bathroom	
Bedroom 4	15'9 x 12'2
Bedroom 5	12' x 9'
Family Bathroom	

SECOND FLOOR

Apartment Landing	
Apartment Kitchen	11'4 x 10'10
Apartment Lounge	21' x 10'10
Apartment Bathroom	
Apartment Bedroom 1	13' x 10'10
Apartment Bedroom 2	17'3 x 10'6
Loft Room	20' x 10'6

OUTSIDE

Front Garden
Driveway Parking
Double Garage
Rear Garden



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