



Upper Sutton Farm House
Thorncross Lane | Brighstone | Isle of Wight | PO30 4PW

SELLER INSIGHT

“ When we first saw Upper Sutton Farmhouse its individuality sold it immediately and it didn't take long for us to adjust to this wonderful environment. We consider it to be a “little piece of paradise” and will always feel privileged to have lived here.

It was originally built in the mid-1800s and has had a few changes over the years. It sits in one of the most beautiful areas of the Island providing privacy and tranquility in abundance. The views are second to none and the sun rises and sunsets are simply spectacular.

The area is renowned for its lively equestrian community and to have the horses in the adjoining paddock has been a dream come true.

We have enjoyed a wide choice of walks through fabulous countryside, along dramatic cliff tops and unspoiled beaches, whatever the season.

Although secluded it is not isolated. We are a mile or so from either Brighstone or Shorwell and both village communities are friendly and welcoming.”



* 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

An impressive Grade II Listed, detached residence built from handsome local stone, this remarkable home blends historic character with refined modern comfort, creating a rare opportunity in one of the Isle of Wight's most breathtaking settings. Elevated to capture sweeping, uninterrupted panoramas, the property commands views stretching from Tennyson Down and Freshwater Bay to the west, across Limerstone Down behind, and toward Stenbury Down and Blackgang to the South. Its position within both an Area of Outstanding Natural Beauty and the Heritage Coastline ensures a sense of tranquility, natural drama and enduring protection of the surrounding landscape.

Tucked away from main roads yet moments from the charming villages of Brighstone and Shorwell, the home enjoys convenient access to local shops, traditional pubs, a doctor's surgery, and a well regarded primary school. The nearby southwestern coastline offers some of the Island's most picturesque beaches, while miles of footpaths and bridleways make this an exceptional location for walking and riding.

Approached through an electrically operated five-bar gate, a sweeping gravel drive leads to extensive parking and a substantial brick-built double garage. The mature gardens surrounding the house are beautifully arranged with lawns, established trees and colourful borders. To the west, a generous paved terrace offers a magnificent vantage point for sunsets over Freshwater Bay and the rolling Downs. All set within 5.8 acres, there is also a substantial post and rail paddock complete with stables, power, water and a field shelter, ideal for equestrian use.

Inside, the home is equally impressive. The entrance hall leads to a spacious, southfacing sitting room anchored by an elegant period brick fireplace. The kitchen-breakfast room, fitted with Farrow and Ball grey cabinetry, quality countertops and integrated appliances forms the warm heart of the home. A bright living room with triple-aspect windows flows into the superb garden room, an all-season retreat with tiled flooring and panoramic views of the grounds.

A dual-aspect lobby connects directly to the driveway and opens into a substantial boot room, ideal for country living. Tiled flooring extends from here, through to a well-equipped utility room and a groundfloor cloakroom complete the practical amenities.

The first-floor hosts three generous double bedrooms, all with ample built in storage. The principal bedroom is a standout feature, triple aspect, filled with light and offering mesmerising views across the countryside to the English Channel. It has its own spacious ensuite bathroom with both bath and separate shower. Two additional bathrooms serve the remaining bedrooms, including the two large doubles on the second floor. Bedroom five also benefits from access to a sizeable attic storage area.

This is a home of rare quality, rich in heritage, beautifully modernised, and set within one of the Island's most captivating landscapes.







Education

Primary Schools:

Freshwater & Yarmouth C of E Primary School, Freshwater – 01983 760345

Shalfleet C of E Primary School, Shalfleet – 01983 760269

Brighstone C of E Primary School, Brighstone – 01983 740285

Carisbrooke C of E Primary, Newport – 01983 522348

Chillerton & Rookley Primary School, Chillerton – 01983 721207

Secondary Schools/Colleges:

The Island Free School, Ventnor – 01983 857641

Carisbrooke College, Newport – 01983 524651

Christ the King Upper College, Newport - 01983 53707

Medina College, Newport – 01983 526523

Island Innovations V1 Form Campus, Newport - 01983 522886

Isle of Wight College, Newport - 01983 526631

Learning Assisted Schools:

Medina House, Newport - 01983 522917

St Catherines, Grove Road, Ventnor – 01983 852722

Leisure Clubs & Facilities

Freshwater Bay Golf Club, Freshwater – 8.4 miles

Yarmouth Sailing Club, Yarmouth – 10.5 miles

West Wight Sports & Community Centre, Freshwater – 9.2 miles

Travel Information

12.3 miles - West Cowes to Southampton Ferry Terminal

12.5 miles - Fishbourne to Portsmouth Ferry Terminal

10.5 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

Healthcare

Doctors Surgeries:

Brookside Health Centre, Freshwater – 01983 758998

South Wight Medical Practice, Brighstone – 01983 730257

South Wight Medical Practice, Godshill – 01983 840625

General Hospitals:

St Mary's Hospital, Parkhurst Road, Newport – 01983 822099
(8.1 miles)

Entertainment

Three Bishops, Brightstone

The Crown Inn, Shorwell

The Buddle Inn, Niton

White Horse, Whitwell

White Lion, Niton

Wight Mouse Inn, Chale

The Cow, Tapnell

The Taverners, Godshill

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, Godshill

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

GROUND FLOOR

- Entrance Hallway
- Sitting Room 16'3 x 13'8
- Boot Room 17'10 x 8'3
- Lobby
- Utility Room 10'5 x 6'5
- Cloakroom
- Kitchen / Breakfast Room 14' x 13'9
- Living Room 22'1 x 12'11
- Garden Room 20' x 16'10

FIRST FLOOR

- Landing
- Bedroom 2 14'1 x 14'
- Family Shower Room 17'6 x 7'5
- Bedroom 3 9'9 x 9'6
- Family Bathroom 14'4 x 7'4
- Bedroom 1 13' x 13'
- En-Suite Bathroom

SECOND FLOOR

- Landing
- Bedroom 4 17'10 x 10'
- Bedroom 5 17'4 x 10'
- Store Room 22'11 x 10'

OUTSIDE

- Front Garden
- Rear Garden
- Gated Driveway Parking
- Double Garage
- 5.8 Acres Paddock
- Stables
- Field Shelter



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed: xx.xx.2026



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