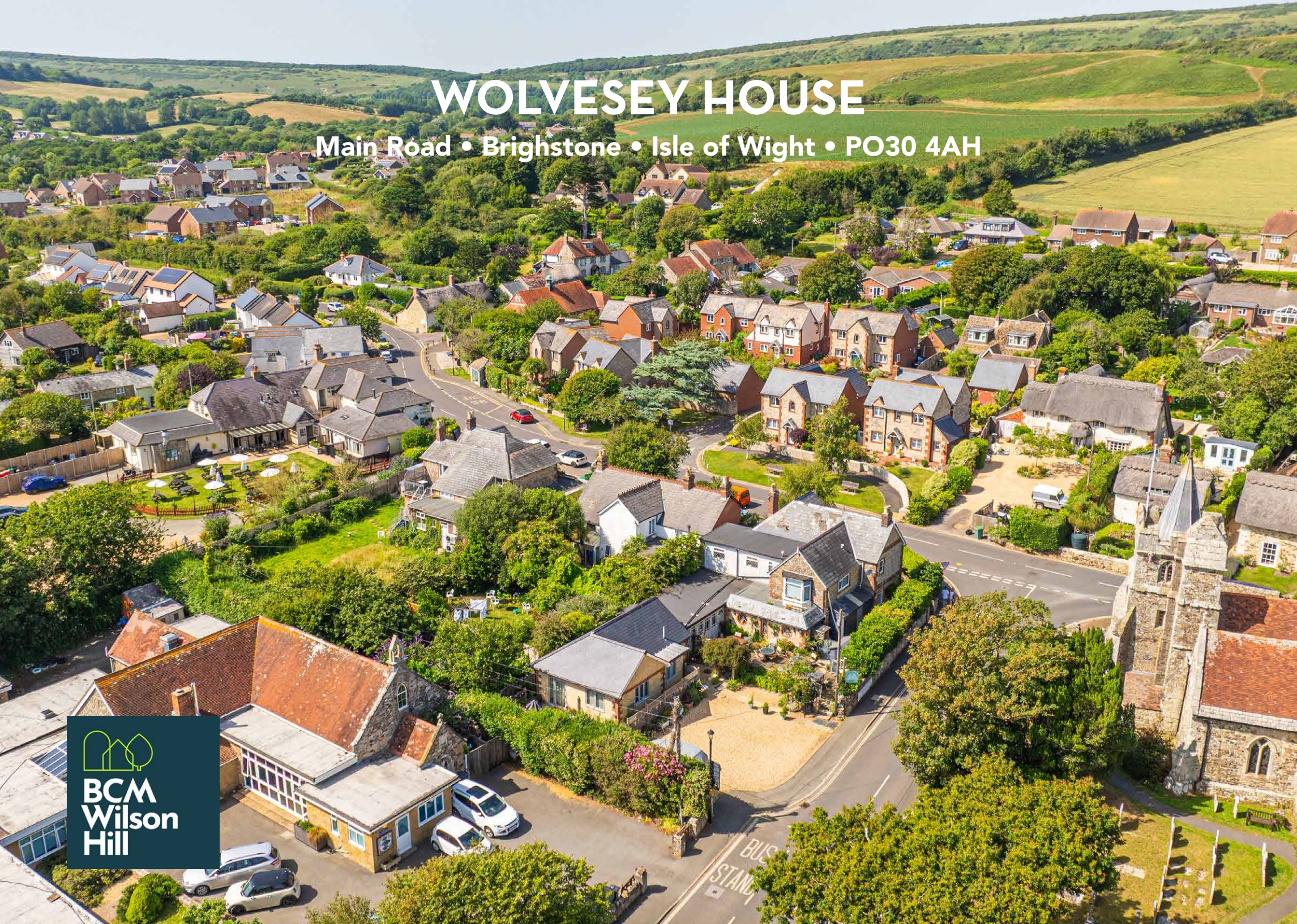


WOLVESEY HOUSE

Main Road • Brighstone • Isle of Wight • PO30 4AH



BCM
Wilson
Hill



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A mixed-use property situated in the sought-after area of Brighstone, comprising a residential dwelling (Wolvesey House) currently a successful B&B, Commercial Kitchen/Café, and a separate self-contained Annexe (Courtyard Garden).

Wolvesey House

Ground Floor

Entrance Hall | Inner Hall | Dining Room/Bedroom 5 with En-suite Shower Room/WC | Living Room

First Floor

Landing | Four En suite Double Bedrooms | Boiler/ Laundry Room | Loft

Outside

Front and side garden | Gravel Courtyard | Store sheds | Parking

Commercial Kitchen and Tea Rooms

Tearoom with approx. 50 covers | Food Preparation Room | Tradesman's entrance/Storage | Office | Public Toilets | Kitchen | Porch

Outside

Seating area (20 additional covers) | Parking

Annexe

Kitchen/Diner/Sitting Room | Hall/Utility Room | Bathroom with walk-in shower | Double Bedroom

Outside

Private terrace | Parking

Guide Price: £795,000

LOCATION

Wolvesey House is found in the centre of Brighstone village, opposite the village church and set back from the road behind a grade II stone wall and pretty front garden. Brighstone is located in the south-west of the Isle of Wight, less than a mile from the beach at Buddle Brook and within the Isle of Wight National Landscape (IOWNL). It benefits from a village shop, hairdresser and a pub. Ten minutes away, the bustling harbour town of Yarmouth with a range of eateries, yacht club, shops and harbour.

THE PROPERTY

Wolvesey House is a period property, built in 1885, but not listed. Once the village's post office and then a bistro, the house has more recently become a Bed and Breakfast with four en-suite double bedrooms upstairs (and an additional en-suite bedroom on the ground floor, currently used as a dining room). The house has an abundance of charm, and the owners have lovingly created a home from home for their overnight guests.

The property, as a whole, could equally lend itself to being turned back into a single dwelling (incorporating the commercial/kitchen space) and separate annexe, offering possible multi-generational living or ancillary accommodation. Similarly, the annexe could be used as a separate holiday let, subject to the necessary permissions.

The Kitchen/Commercial space is let to a growing business "Tandem Tea Rooms" providing not only a great place to enjoy an afternoon lunch, but equally a strong income stream as well as a destination for those looking for a quintessential English tearoom in a picture-perfect village not far from the seaside.

Outside, there is a front and side garden and plenty of paved or gravel areas to sit and enjoy the privacy provided by tall, thick hedges and a low stone wall on two sides of the property. On the church-facing side, the tea rooms extend outside onto a leafy decked terrace, with additional tearoom seating and adjacent to this is gravel parking for several cars.

WOLVESEY HOUSE GROUND FLOOR

Entrance Hall/ Inner Hall

A glaze-panelled front door leads into an entrance lobby and on to the hall. To the right is a sitting room and to the left is a breakfast room and an ensuite shower room. At the end of the hall a door leads into the kitchen. Wood flooring.

Dining Room/Bedroom 5

A light-filled room with bay windows overlooking the front garden. Access to gravel terrace via French windows for alfresco dining.





En suite shower room

With sink and WC.

Living Room

An attractive reception room with a bay window with French windows leading out onto the front garden. Open fire and panelled decorative walls.

FIRST FLOOR

Landing

A central landing leading to all four bedrooms and the boiler/laundry room. Loft. Cupboard storage.

Bedroom 1 – ‘Woodlands’

A double en-suite bedroom with window overlooking the front garden with views of the distant rooftops and hills beyond.

En suite Shower Room

With shower, sink and WC

Bedroom 2 – ‘Church Gate’

A dual-aspect en suite double bedroom overlooking the church opposite.

En suite Shower Room

With shower, sink and WC

Bedroom 3 – ‘No.3’

A double en suite bedroom with north and south-facing windows.

En suite Bathroom

With bath, shower over, sink and WC

Bedroom 4 – ‘Church View’

A dual-aspect double en suite bedroom with window and views of the Church opposite. South-facing bay window.

En suite Bathroom

With bath, shower over, sink and WC

Boiler/Laundry Room

A useful storage room with generous slatted wooden shelving and a boiler.

Loft

OUTSIDE

The garden of the house is on two sides, separated and hidden from the pavement by an attractive original low Grade II listed, stone wall and tall hedges. There is an area which has been turned into a small gravel courtyard accessed off the dining room for outdoor dining. There are a few wooden garden sheds dotted around which are currently used for storage. The property benefits from off-street parking.

COMMERCIAL KITCHEN/ TEA ROOMS

Tearoom

A large open space with room for approximately 25 covers. Glazed floor to ceiling windows and doors at the entrance which allows light to flood in and access to the additional covers outside. A bar for food display and table service prep with open cupboards on the inside. Tiled flooring in the service areas. Tongue and groove panelling on the surrounding walls and a feature fireplace (no chimney).

Kitchen

Shaker style kitchen in slate grey with cupboards top and bottom and brass door handles. Single oven and induction hob. Vinyl floor.

Food Preparation Room

An industrial style kitchen with open stainless-steel worktops and shelving, sink and draining. Large Rangemaster and two sinks. White tiled floor and walls. Door to rear tradesman’s entrance/storage with exterior door.

Porch/Tradesman’s Entrance/Storage and Laundry

A lean-to extension along the side of the food preparation room with storage and door to outside with plumbing installed for suitable appliances and street access.

Office

Accessed off the main tearoom through a glass-panelled door with a window overlooking the front garden, this is a cosy room with wood panelled walls.

Public Toilets

Glazed door to toilets with ‘Gents’ and ‘Ladies’ separated. Hand wash and dry facilities and maternity area.

OUTSIDE

A decking area providing extra outdoor covers (approx. 25) for the tearoom and an adjacent parking area. A wooden shed (currently for storage) could be adapted or incorporated into the tearoom space for leisure use.



ANNEXE

This forms part of the main building and has separate external access into the kitchen from a terrace as well as internal access from the main house via the tearoom.

Hall/Utility Room

A wide hall with utility facilities, leading to shower room, bedroom and open plan kitchen/living room.

Kitchen/Diner/Sitting Room

A large open plan space. Shaker style cabinetry in the kitchen and wood effect vinyl flooring. A set of double, glazed doors lead onto a decking area for alfresco dining. Exit to parking area via a wooden gate.

Bedroom

A double bedroom with built in wardrobe.

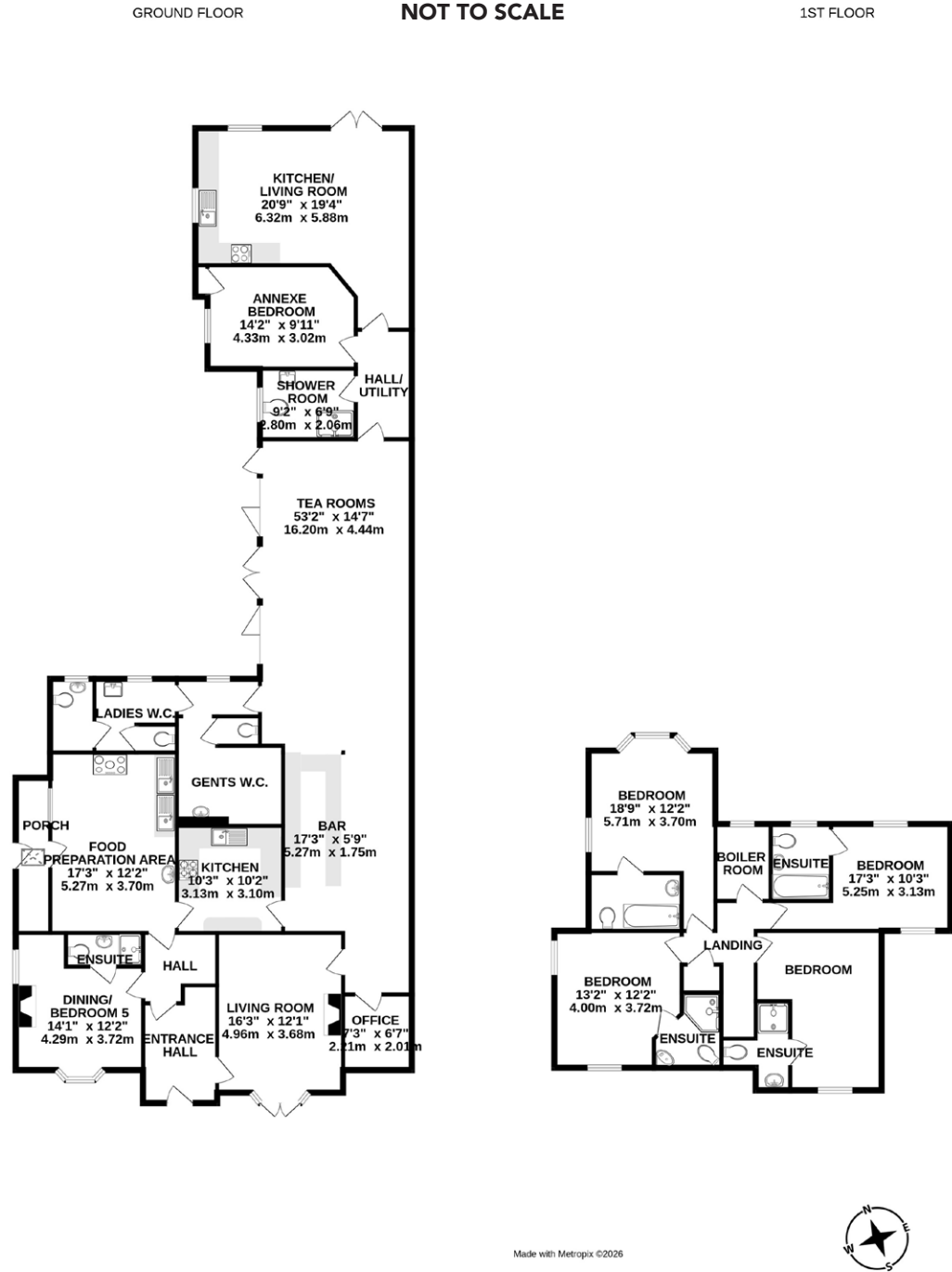
Shower Room

With large shower, sink and WC.

OUTSIDE

Off the kitchen there is a terrace for outdoor dining and a path leading down to the parking area via a garden gate. This area is private behind a tall wooden fence that runs along the length of the annexe and divides it off from the gravel parking in front.





GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public or private rights of way across the property.

Services

Wolvesey House: Mains Electric, Water and Drainage.

Annexe: Mains Electric, Water and Drainage.

Commercial Kitchen/Tea Room: Mains Electric, Water and Drainage.

NB: It should be noted that some of the service media to the property are separately metered.

Broadband availability

Wightfibre installed.

Mobile /Internet Coverage

Good indoor and outdoor.

Tenure

Freehold with vacant possession save for the licenses listed below.

Licenses/Leases

The commercial kitchen/tea rooms are currently let to a thriving local business "Tandem Team Rooms". Tandem Tea Rooms are on a formal lease, under the Landlord and Tenant Act 1954 paying monthly. They would like to renew their existing lease upon completion of a sale, their current lease ends in December 2026. Further information is available from the selling agents.

The annexe is currently let to a family member. The family member will vacate prior to completion with the correct notice having been served due to the recent Renters Right Act changes.

Planning Permission/Building Control

The property is not listed however the stone wall enclosing the property (Wolvesey House) is Listed, Grade II. The property lies within the Isle of Wight National Landscape (formerly AONB).

Wolvesey House is currently being run as a Bed and Breakfast, however, has full planning permission for residential use. The commercial kitchen and tea rooms benefit from planning permission (change of use) on the ground floor of the house for commercial kitchen and tearoom. The annexe can be let separately and occupied separately from the main house but not be sold away separately.

Plans Areas and Schedules

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation.

Wayleaves and Easements

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other popes whether referred to in these particulars or not.

Electrical Installation Certificates

Two EICR (Electrical Installation Condition Report) have been carried out as they will form part of the contract pack. Further information can be made available by the selling agents.

Local Authority

Isle of Wight Council

Council Tax Band

Wolvesey House: Band D

Annexe: Band A

Business Rates

£11,000 per annum. This cost is paid by the current tenant.

Postcode

PO30 4AH

EPC

TBC

Fixtures and Fittings

BCMWH will supply a separate list of fixtures and fittings included, excluded or available by separate negotiation.

What3Words

///frantic.nips.clutter

Viewings

By appointment with BCM WILSON HILL only

Selling Agent

BCM Wilson Hill Isle of Wight, Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE t: 01983 828806 e: iow@bcmwilsonhill.co.uk

NB These particulars are as at July 2026

Photos April 2026

IMPORTANT NOTICE

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v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.



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