



WARRACOTE

Gaggerhill Lane • Brighstone • Isle of Wight • PO30 4DX



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A pretty semi-detached country cottage in the
sought-after village of Brighstone.

Ground Floor

Hall | Kitchen/Dining Room | Living Room | Sitting Room
| Conservatory | Side-Porch

First Floor

Landing | Two Double Bedrooms | One Single Bedroom | Family Bathroom

In all approx. 1136 sq ft (105.6 sq m)

Garden and Buildings

Landscaped Garden | Sheds | Wood store | Garage and Parking

In all 0.15 acres (0.06 ha)

Guide Price: £325,000





LOCATION

Warracote is set in a raised location adjacent to a country lane in Brighstone, a popular village in the south-west of the Isle of Wight, a short drive from the beach at Buddle Brook and within the Isle of Wight National Landscape (IOWNL). The village benefits from a shop, hairdresser and a pub. The nearby bustling harbour town of Yarmouth offers a range of eateries, yacht club, shops and ferry link to the mainland.

THE PROPERTY

This pretty period cottage was built of brick with a slate tiled roof in the 1700's but later than the next-door original cottage, 'Mercott' and has a larger footprint than its neighbour. It has the benefit of a large conservatory at the front which provides a generous space to entertain, dine or to sit and enjoy the beautiful garden. The cottage retains some attractive period features such as original fireplaces and casement windows, where double glazing has been installed. The gardens have been beautifully landscaped and there are mature hedges and shrubs which offer privacy from the next-door property. There is a single open-bay garage and an off-road parking space available for one car with direct car access to this from the lane. Additional pedestrian access is via steps and a gate directly from Gaggerhill Lane to the porch on the west side of the cottage.

GROUND FLOOR

Hall

Conservatory front doors lead on to a central hall providing access to the other reception rooms. Carpeted staircase with wooden handrails to first floor. Useful understairs coat hanging/storage. Terracotta tiled floor.

Kitchen/Dining Room

Attractive kitchen with top and bottom wood shaker units, laminated worktops and tile splashbacks. Hotpoint double oven with separate induction hob and extractor within the chimney breast space. Double stainless-steel sink and drain board. Room for dishwasher. Window facing west over the side entrance. Door to side-porch and access to outside. Step up to dining area with window overlooking rear garden. Tiled flooring throughout.

Living Room

Access from the dining room and conservatory, this reception room has a large central open fireplace with flagstone hearth and wood mantel. Double French doors open out into the conservatory allowing for ample light and an extension to the living space, ideal for entertaining family and friends. Ceramic tiled flooring. Built-in open-front cupboard with shelves above. Storage cupboard.

Sitting Room

Central fireplace with flagstone hearth and wood mantel. Double glazed window with window seat looking out onto the pretty south-facing front garden and countryside views beyond.

Conservatory

A spacious, light-filled room with glazing on five sides, a glazed roof and terracotta tiled flooring. Double doors lead out to the terrace and garden in front of the cottage and garden path.

Side-Porch

An outdoor brick porch added to the original cottage on the west side, with a wood and slate tiled roof. Terracotta floor tiles. Wooden, part-glazed front door. Built-in corner cupboard.

FIRST FLOOR

Landing

With access to the three bedrooms and family bathroom. Built-in cupboard/wardrobe.

Bedroom 1

Double bedroom with double-glazed window overlooking the garden and hills in the distance. Open fire and curtain doors to right and left alcove cupboards.

Bedroom 2

Double bedroom with double-glazed window overlooking the garden and hills in the distance. Built-in cupboards with louvre doors.

Bedroom 2

Single room bedroom with double-glazed west-facing window. Built-in Cupboard.

Family Bathroom

Bath with separate shower, sink, bidet and WC. Floor to ceiling tiles. Built-in cupboard for linen storage. Vinyl flooring.

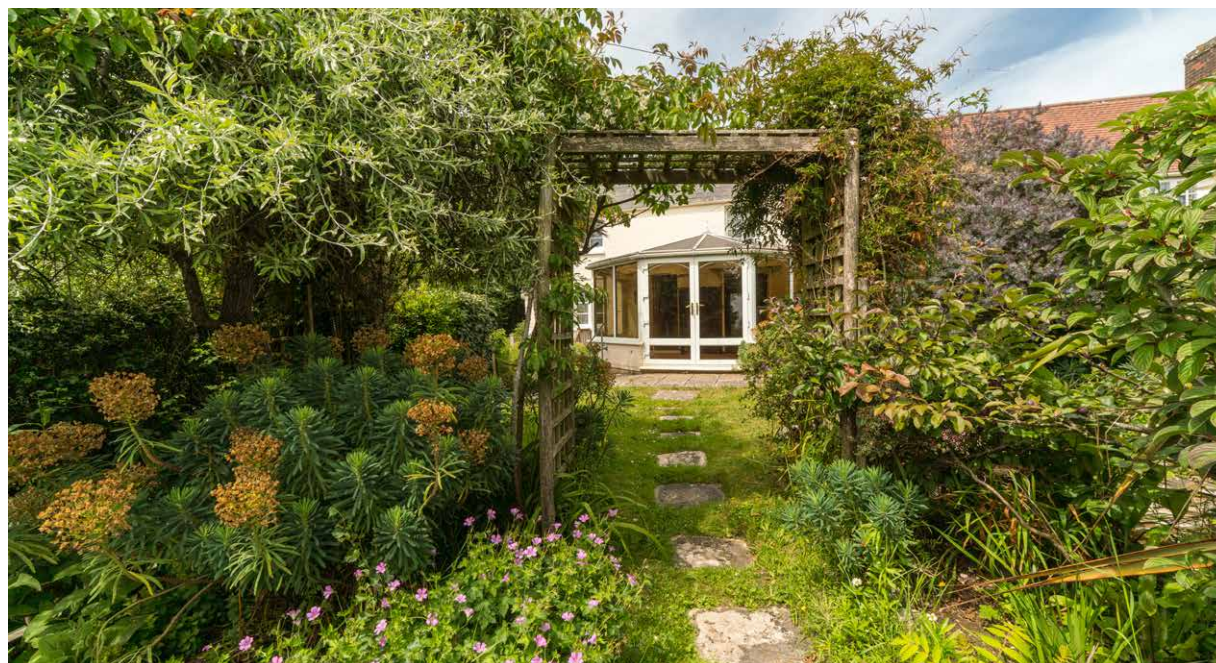
GARDEN AND BUILDINGS

Garden

Warracote enjoys a beautifully maintained garden to the front of the property, with delightful countryside views at the far end. There is also a useful paved area to the side of the cottage incorporating the steps up from Gaggerhill Lane. The gardens have been imaginatively landscaped providing various charming lawned and paved places with trellised arches to sit and enjoy the surroundings. Mature trees, well-stocked flower beds and established shrubs create colour and interest throughout the seasons. A tall hedge divides this cottage garden from the attached neighbouring one, although there is currently a gate for access between the two.

Sheds and Wood Store

A collection of timber buildings for recreational or storage use and an open bay, covered log store.



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

N.B. Adjacent cottage, 'Mercott', available by separate negotiation.

Rights of Way

Warracote owns the driveway but the neighbouring property, Mercott, has both a pedestrian and vehicular all purpose right of way over Warracote's freehold.

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 poles whether referred to in these particulars or not.

Services

Cottage - mains water, electric and drainage. Heating is via LPG gas.

Broadband availability

Broadband available up to 40Mbps download.

Mobile /Internet Coverage

Good inside and outdoor. 4G availability.

Tenure

Freehold with vacant possession.

Access

The property is accessed off Gaggerhill Lane directly into a single-bay garage and parking for one car.

Planning

The property is not listed. It lies within the Isle of Wight National Landscape (formerly AONB)

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.

IMPORTANT NOTICE

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- 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.

Construction

Brick. Original house built in early 1800's with later additions – the conservatory and side porch.

Local Authority

Isle of Wight Council

Council Tax Band

D

Postcode

PO30 4DX

EPC

E

Fixtures and Fittings

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

Directions

From the centre of Brighstone take the B3399 west to Hunny Hill Road. Turn right into Gaggerhill Lane and the driveway is approx. 20 metres up on the right-hand side.

What3Words

///repaying.harmony.converged

Viewings

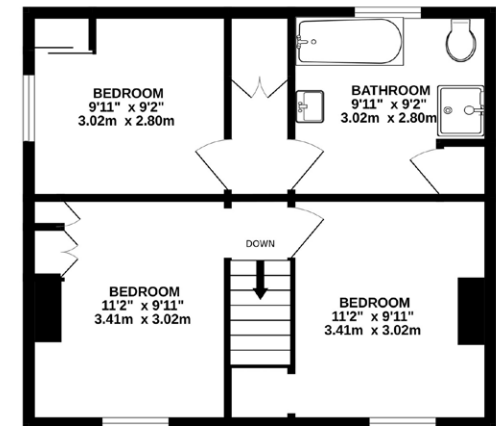
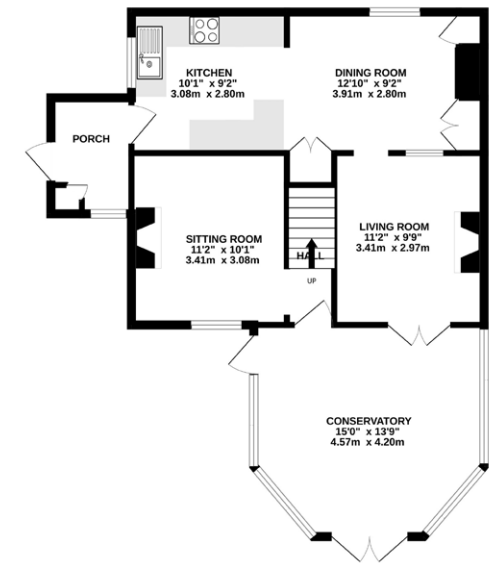
By appointment with BCM WILSON HILL only

Selling Agent

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NB These particulars are as at July 2026 Photos June 2026

NOT TO SCALE





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