



5 Coastguard Cottages
Military Road | Brighstone | Isle of Wight | PO30 4DA

SELLER INSIGHT

“ We feel very privileged to have lived in Station Master’s House for over 2 decades. It was love at first sight- its location, seclusion but at the same time only a short walking distance to the beach and the village and access to walking trails, with plentiful options for cycling, running and of course swimming.

Our treasures will forever include us breathing fresh sea air and listening to the winds. Looking at night sky full of twinkling stars. Enjoying uninterrupted views of the sea, fields and hills stretching over 270 degrees. The sun rising over the hills in different places through the year and then in the evening shining orange light through the windows. It’s a magical place full of tranquility and a wonderful place for relaxation and meditation.

Our lives are telling us now that it’s time to move on and it’s time for someone else to enjoy what we have enjoyed for so long.”*

* 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

5 Coastguard Cottages

This superb detached four-bedroom coastal residence has been comprehensively refurbished and thoughtfully extended to create a beautifully presented family home of remarkable quality and character. Finished to an impeccable standard throughout, the property successfully combines the charm and proportions of its original period features with the comfort, light and practicality of contemporary living.

The accommodation is both generous and versatile, centred around a spectacular open-plan kitchen, dining and family room that forms the heart of the home. Bespoke cabinetry, premium integrated appliances and a substantial central island provide an elegant yet highly functional kitchen, while the vaulted ceiling and extensive glazing flood the space with natural light. A magnificent south-facing dining area enjoys breathtaking panoramic coastal views, creating an outstanding setting for entertaining or everyday family life. The room is sufficiently spacious to incorporate an informal seating area, allowing the scenery to be appreciated throughout the day.

A striking central fireplace provides a natural division between the kitchen and the principal sitting room, which also benefits from exceptional views and direct access to the garden. A further reception room on the ground floor is currently arranged as a bedroom but would equally serve as a generous home office or snug. To the rear of the property, a substantial utility and secondary kitchen offers excellent practical space, complemented by a cloakroom and access to a range of useful stores and outbuildings, ideal for bicycles, gardening equipment and workshop use.

The first floor is equally impressive. The principal bedroom enjoys an extraordinary outlook across the coastline and sea, enhanced by glazed doors opening onto a Juliet balcony that perfectly frames the spectacular vista. Two further double bedrooms

provide comfortable accommodation, one also benefiting from beautiful coastal views, while a well-appointed family bathroom completes the first-floor layout.

The current owners have carefully overseen every aspect of the property's restoration, ensuring that much of its original character has been retained. High ceilings, generously proportioned rooms and attractive original staircase balustrades blend seamlessly with contemporary architectural additions, including a striking glazed extension that maximises both natural light and the exceptional setting.

The property occupies an unrivalled position at the southern tip of an elevated peninsula, enjoying complete privacy within a substantial level garden. Surrounded by uninterrupted countryside to the north, east and west, and with magnificent sea and coastline views to the south, the setting is among the finest on England's south coast. Situated within the Jurassic Coast UNESCO World Heritage Site, the Heritage Coast and the National Landscape, the property enjoys an extraordinary combination of dramatic scenery and environmental significance. The enclosed gardens are predominantly laid to lawn and enhanced by mature specimen trees, creating a peaceful and private environment. A beautifully crafted summer house occupies a commanding position at the end of the garden, perfectly orientated to capture spectacular sunsets over the English Channel and offering an idyllic retreat from which to appreciate the ever-changing coastal landscape.

Access to the property is via a pedestrian pathway alongside neighbouring former coastguard cottages, preserving the peaceful character of this remarkable location. An established parking area is situated nearby adjacent to the Military Road, providing convenient off-road parking.







Travel Information

8.4 miles from Yarmouth to Lymington Ferry Terminal
12.8 miles from Fishbourne to Portsmouth Ferry Terminal
13.2 miles from East 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

1Leisure & Medina Theatre, Newport	8.9 miles
Freshwater Bay Golf Club, Freshwater	5.6 miles
Newclose County Cricket Ground, Blackwater	8.6 miles
West Wight Sports Centre, Freshwater	6.9 miles

Healthcare

Doctors Surgeries	
South Wight Medical Practice, Brighstone	01983 740219
Brookside Health Centre, Freshwater	01983 758998
Carisbrooke Health Centre, Carisbrooke	01983 522150

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	9 miles 01983 822099

Education

Primary Schools	
Brighstone CE Primary School, Brighstone	01983 740285
Shalfleet CE Primary School, Shalfleet	01983 760269
Carisbrooke CE Primary School, Carisbrooke	01983 522348
St Thomas Of Canterbury Primary School, Carisbrooke	01983 522747
Chillerton & Rookley Primary School, Chillerton	01983 721207
Freshwater & Yarmouth CE Primary School, Freshwater	01983 760345

Secondary Schools/Colleges	
Carisbrooke College, Carisbrooke	01983 524651
Christ The King Upper College, Newport	01983 537070
Medina College, Newport	01983 861222
Ryde Academy, Ryde	01983 567331
The Island VI Form, Newport	01983 522886
The Isle of Wight College, Newport	01982 526 631

Learning Assisted Schools:	
Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St Catherines, Grove Road, Ventnor	01983 858722

Entertainment

Restaurants / Bars
Three Bishops Inn, Brighstone
The Crown Inn, Shorwell
Wight Mouse Inn, Chale
The Sun Inn, Calbourne
The Horse & Groom, Shalfleet
The Buddle Inn, Niton
The Cow, Tapnell
The Hut, Totland Bay
The Waterfront Bar & Restaurant, Totland Bay

These bars and restaurants are available within a 20-minute drive of this home.

Local Attractions / Landmarks

Isle of Wight Pearl Centre, Brighstone
Blackgang Chine, Blackgang
Tapnell Farm, Yarmouth
Dimbola Lodge, Freshwater Bay
Tennyson Down, Freshwater
Mottistone Manor Gardens, Mottistone
Fort Victoria Country Park, Norton
St Catherine's Oratory, Niton
The Needles Landmark Attraction, Alum Bay
Carisbrooke Castle, Carisbrooke



GROUND FLOOR

Entrance Porch	
Hallway	
Sitting Room	14'2 x 12'5
Kitchen / Dining Area	28' x 12'
Garden Room	10'8 x 8'8
Shower Room	7'2 x 3'11
Utility Room	11'11 x 8'11
Bedroom 4	11' x 9'10
Lean To	23'9 x 12'1
Store Room	

FIRST FLOOR

Landing	
Bedroom 1	6' x 12'6
Bedroom 2	12' x 8'11
Bedroom 3	11'10 x 9'11
Bathroom	

OUTSIDE

Front Garden	
Rear Garden	
Workshop / Shed	16' x 9'11
Driveway Parking	

First Floor
Approx. 52.4 sq. metres (563.8 sq. feet)



EPC Rating: E
Council Tax Band: E
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	49 E	
21-38	F		
1-20	G		

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