



MERCOTT

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

Porch | Hall | Kitchen | Sitting Room | Living Room | Family Bathroom
| Rear Porch | WC

First Floor

Landing | Two Double Bedrooms

In all approx. 875 sq ft (81.3 sq m)

Garden and Buildings

Landscaped garden | Studio/Workshop | Summer House
| Child's Summer House | Wood store | Sheds | Well | Parking

In all 0.17 acres (0.07 ha)

Guide Price: £325,000





POSITION

Mercott 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

The original period cottage was built of stone and brick with a terracotta clay tiled roof. Now a pretty white cottage with lots of charm and cosy rooms, original fireplaces and casement windows with added double glazing. The gardens have been beautifully landscaped and there are mature hedges and shrubs which provide privacy from the next-door property. Mercott is attached to 'Warracote', a cottage which was built later, and has a slightly larger footprint than Mercott. There is off-road parking available for two cars and direct access to this from the lane. Steps and a gate lead up from the parking to the garden and a path on one side of the garden leads up to the house.

GROUND FLOOR

Porch

An outdoor brick porch, added after the cottage was originally built, with an apex roof with attractive terracotta roof tiles. Terracotta floor tiles and flagstone threshold stone. Wooden, part-glazed front door.

Hall

A central hall providing access to reception rooms. Carpeted staircase with wooden handrails to first floor. Useful understairs coat hanging/storage. Terracotta tiled floor.

Kitchen

Attractive galley kitchen with shaker units, laminated worktops and buttermilk tile splashbacks. Beko single oven with induction hob, double stainless-steel sink and drain board. Tiled flooring. Window overlooking rear garden. Wooden fitted dresser along one wall. Access door to the family bathroom. Door to rear porch with WC and back door to outside.

Sitting Room

Large central fireplace with stone hearth and electric wood burner. Double glazed window with window seat overlooking the pretty south-facing front garden and countryside views beyond. New carpet.

Living Room

Large central fireplace with stone hearth and hammered metal fire surround and wooden mantel. Double glazed window with window seat looking out onto the pretty south-facing front garden and countryside views beyond. Door to storage cupboard/internal access to 'Warracote'.

Family Bathroom

Off the kitchen, with shower over bath and sink. Floor to ceiling tiles. Built-in cupboard for linen storage.

Rear Porch

With access to WC and back door/access to outside. Food storage area.

WC

With sink.

FIRST FLOOR

Landing

With access to the two double bedrooms.

Bedroom 1

Double bedroom with double-glazed window overlooking the garden and hills and the sea in the distance. Doors to storage cupboard. Loft access.

Bedroom 2

Double bedroom with double-glazed window overlooking the garden and hills in the distance.

GARDEN AND BUILDINGS

Garden

Mercott enjoys a beautifully maintained garden to the front of the property, with delightful countryside views at the far end. There is also a strip of garden and a well to the rear of the property. Thoughtfully landscaped and carefully planned, the front garden provides a variety of attractive spaces including a stone paved terrace at the entrance to the house. 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.

Studio/Workshop

A useful detached outbuilding, comprising a timber workshop with large windows and glazed doors to the front. Decking provides an additional outside space.

Summer House, Child's Summer House, 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, 'Warracote', available by separate negotiation.

Rights of Way

Mercott has both a pedestrian and vehicular all purpose right of way over neighbouring property, 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.

The Studio/Workshop – mains electric

Two sheds have mains electric

Broadband availability

Up to 40Mbps download available.

Mobile /Internet Coverage

Good inside and outdoor. 4G availability.

Tenure

Freehold with vacant possession.

Access

The property is accessed off Gaggerhill Lane directly into sufficient parking for two cars.

Planning

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

IMPORTANT NOTICE

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i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.

ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.

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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.

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.

Construction

Stone and brick. Original house built in late 1700's with later additions.

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.

What3Words

///scarecrow.clutter.deprives

Viewings

By appointment with BCM WILSON HILL only

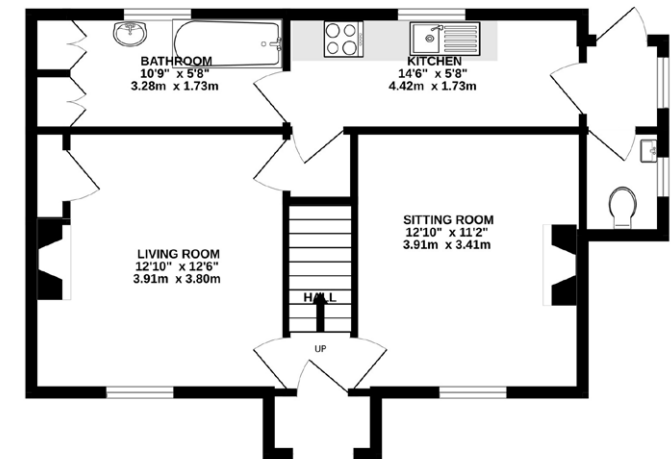
Selling Agent

BCM Wilson Hill Isle of Wight, Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE t: 01983 828805 e: iow@bcmwilsonhill.co.uk

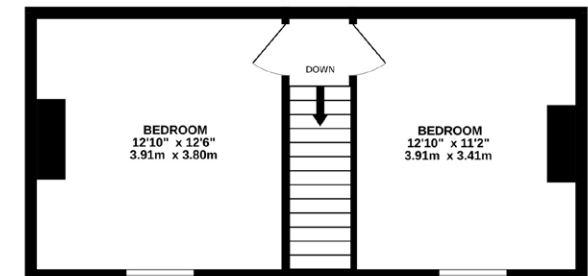
NB These particulars are as at July 2026 Photos June 2026

NOT TO SCALE

GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.





Isle of Wight

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