SPENCE WILLARD



Gaggerhill Cottage, Gaggerhill Lane, Brighstone, Isle of Wight

CHAIN FREE and tucked away along a no-through lane on the outskirts of a desirable West Wight village, this Grade II listed detached and characterful four-bedroom thatched cottage offers a rare blend of charm and privacy, perfect for those seeking a tranquil countryside lifestyle with all the appeal of period living.

VIEWING
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Originally dating back to the 17th century, with later sympathetic alterations and extensions, this beautifully maintained home exudes period charm combined with smart modern facilities. It features two characterful reception rooms, each centred around striking inglenook-style fireplaces, one of which retains the original bread oven, adding a wonderful touch of history. To one side, a more recent kitchen/breakfast room extension has been thoughtfully designed to incorporate a delightful sun/garden room, creating a bright and welcoming space. The ground floor also offers a generously sized fourth double bedroom with an en suite shower room, ideal for guests or multi-generational living. Two separate staircases lead to the first floor, where you'll find three further bedrooms and a stylish 'Jack and Jill' shower room. The accommodation features partial double glazing and is warmed by an oil fired central heating system. Outside, the property benefits from a detached garage, and beautifully stocked, enchanting cottage-style gardens.

LOCATION
Nestled on the picturesque southwest coast of the Isle of Wight, Brighstone is a charming and highly sought-after village that perfectly balances rural tranquillity with coastal beauty. With its thatched cottages, winding lanes, and a strong sense of community, Brighstone offers an idyllic lifestyle steeped in history and natural surroundings. The village centre boasts a range of local amenities including a doctor's surgery, a well-regarded village shop, an historic pub, a church, and a primary school, all of which contribute to Brighstone's warm appeal. The Brighstone Village Museum and National Trust-owned properties highlight the area's rich heritage and appeal to both residents and visitors alike. Surrounded by rolling countryside and within close proximity to the island's Heritage Coast, Brighstone is ideal for walkers, cyclists, and nature enthusiasts. The nearby beaches along the southwestern coastline are popular for swimming and surfing offering a perfect escape from busier life. Brighstone is well-connected, with easy access to larger towns such as Newport and Freshwater, offering further shopping, schooling, and transport links. Whether you're looking for a permanent home, a peaceful retreat, or a holiday let investment, Brighstone represents a rare opportunity to enjoy village life in one of the Isle of Wight's most desirable coastal settings.

ENTRANCE PORCH
2.70m x 1.20m (8'10" x 3'11")
A spacious and welcoming area with built-in storage a housing the oil fired boiler neatly concealed behind an oak cupboard.

ENTRANCE HALLWAY
Providing access to the main two reception rooms.

SITTING ROOM
3.80m x 4.55m (12'5" x 14'11")
A spacious dual-aspect room offering fitted shelving and storage, with the original inglenook-style fireplace (not currently in use) providing a charming focal point. A discreet door reveals a concealed staircase leading to two bedrooms and a shower room.

DINING ROOM
4.10m x 3.50m (13'5" x 11'5")
Another impressive dual-aspect reception room, this space showcases a charming inglenook-style fireplace (currently not in use), complete with the original bread oven, adding character and historic charm. A generous recess provides access to the staircase leading to the main bedroom and also houses a deep airing cupboard containing the hot water cylinder.

KITCHEN/BREAKFAST ROOM
5.50m x 3.90m (18'0" x 12'9")
A superb recent addition to the home, this bright and spacious kitchen features a tiled floor and is thoughtfully fitted with a stylish range of cupboards, drawers, and work surfaces, providing excellent storage and plenty of space for a table and chairs. The kitchen includes an integrated double oven and ceramic hob with extractor hood, along with plumbing and space for both a washing machine and dishwasher. There's also room for an undercounter fridge or freezer, as well as a dedicated recess to accommodate a larger fridge or freezer. Abundant natural light floods in from three sides, and the room opens out to an attractive sun/garden room, enhancing the connection to the outdoor space.

SUN/GARDEN ROOM
4.00m x 2.30m (13'1" x 7'6")
Flowing seamlessly from the kitchen/breakfast room, this bright and inviting area offers a perfect spot to sit back and relax. It features a tiled floor, handy low-level storage, and double doors that open directly onto the garden.

BEDROOM 4
3.70m x 2.50m (12'1" x 8'2")
A well-proportioned ground floor double bedroom featuring attractive oak flooring and a convenient built-in wardrobe. A generous door leads through to:

EN SUITE SHOWER ROOM
2.35m x 1.85m (7'8" x 6'0")
A well appointed facility with a tiled floor and suite comprising a WC, vanity wash basin, and a generously sized shower cubicle, complemented by a contemporary ladder-style towel radiator.

FIRST FLOOR

BEDROOM 1
4.50m max x 3.50m plus dressing area (14'9" max x 11'5" plus dressing area)
A large double bedroom featuring an outlook to the side and enjoying far reaching county and coastal views towards Blackgang. A deep built-in wardrobe and shelved recess offer good storage together with a walk-in dressing area complete with wardrobe and shelving. A door leads to the Jack and Jill shower room.

BEDROOM 2
3.95m x 2.70m (12'11" x 8'10")
Another double bedroom with an outlook to the side and featuring fitted shelving.









BEDROOM 3
2.95m x 2.00m (9'8" x 6'6")
Another good bedroom currently used as a study/office and featuring very useful besoke shelving/storage.

JACK AND JILL SHOWER ROOM
Another well appointed smart facility with a tiled floor, ladder style towel radiator and suite comprising a shower cubicle and fitted furniture incorporating a WC, bidet and vanity wash basin.

OUTSIDE
The cottage is set within attractive gardens that extend to the front, both sides, and rear of the property. Thoughtfully landscaped, the grounds feature a wide variety of established trees, shrubs, and flowering plants, including a selection of fruit trees such as apple, pear, fig, and plum.

At the front, there is a detached garage (5.90m x 2.40m / 19'4" x 7'10") with up-and-over door and side window. A charming picket fence encloses the front garden, with a pedestrian gate providing access from Gaggerhill Lane. An additional gated entrance leads around to the main door at the rear of the property.

The enclosed rear garden offers a high degree of privacy and includes well-maintained lawns, colourful flower and shrub borders, a raised patio terrace, ideal for relaxation, as well as a timber shed, a greenhouse, and a small vegetable bed. The garden continues around to the front, where a timber arch adorned with a mature climbing shrub and further planting creates a secluded and picturesque approach.

COUNCIL TAX BAND
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EPC RATING
E

TENURE
Freehold

POSTCODE
PO30 4DX

VIEWING
Strictly by appointment with the selling agent, Spence Willard.















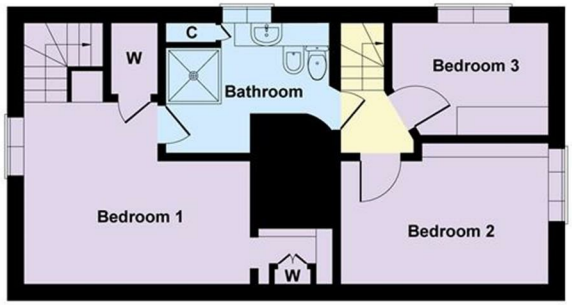








Gaggerhill Cottage



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only.They cannot be regarded as being a representation by the seller, nor their agent.

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