



Easter Cottage

Moor Lane, Brighstone, PO30 4DL



Situated in a peaceful, idyllic location within the popular village of Brighstone, this spacious, detached home offers three to four bedrooms, a delightful garden, and driveway parking with a garage.

- Attractive 1930s detached house
- Peaceful, idyllic village location
- Spacious accommodation throughout
- Stunning rear garden with mature planting
- Rooftop and downland views
- Three to four bedrooms
- Woodland and countryside walks on the doorstep
- Some opportunity to personalise
- Driveway parking and a garage
- Village amenities close by

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Having been maintained and updated over the five years of ownership, this fabulous family home offers an exciting opportunity to acquire a detached home in one of the most popular roads within the sought-after village of Brighstone. Enjoying ample driveway parking to the front of the property, a porch provides access into the home. The accommodation comprises an entrance hall leading to the living room, kitchen-diner and the stairwell to the first floor. The kitchen-diner leads to a conservatory, the utility space, and a ground-floor bedroom/shower room. On the first floor, the landing leads to three bedrooms and a family bathroom. Outside, the garden wraps around the rear of the property, enjoying mature planting, and is enclosed by mature hedging and trees, which encourage the local wildlife.

Conveniently situated just a short walk from the centre of the bustling rural village of Brighstone, in the heart of a National Landscape area, this beautiful detached property is conveniently placed to access amenities such as a newsagents and general store with a post office, an excellent pub, and a medieval church dating back to the twelfth century, along with a GP surgery, recreational ground with tennis courts, and a primary school. The rugged south-west coastline of the Island is within walking distance with miles of unspoilt beaches to explore. An extensive network of footpaths and bridleways connects rolling chalk downland and a string of pretty villages and hamlets for a panoramic view of the whole area from the downs. A bus service connects Brighstone to Newport and Freshwater, and the mainland car ferry from Yarmouth to Lymington is approximately a 20-minute drive away.

Welcome to Easter Cottage

The attractive red brick property offers a lovely driveway to the front with gates leading to the garden. A porch to the front provides space to store coats and muddy boots from long ambles in the surrounding countryside. A door leads into the entrance hall.

Entrance Hall

Featuring a wood-effect laminate floor which continues through most of the ground floor, this fabulous space features a characterful dado rail and also offers storage under the stairs.

Living Room

Benefitting from large windows to the side and front aspect, enjoying a south-facing position, this lovely room offers space for all the family as well as a characterful stone fireplace surround as the focal point of the room.

Kitchen-Diner

With a window to the rear aspect enjoying views over the rear garden, and a window to the side aspect, this wonderful kitchen-diner features a range of base and wall cabinets set up in a U shape within the room, offering plenty of storage as well as space for an electric cooker. There is a useful larder space plus access to the utility space and bedroom four/shower room. On the other side of the kitchen peninsula is space for a dining table, if desired, or could be utilised as additional living space. With a wonderful log burning stove creating a warm and cosy atmosphere within the space, French doors open into the conservatory.

Conservatory

This sizeable conservatory enjoys views over the rear garden and benefits from a door leading out to the garden. With the conservatory roof having been replaced in the last five years, this is a fantastic spot to sit and enjoy the peaceful setting all year round.

Utility

Acting as a spacious rear porch with access to the garden, this utility area provides space and plumbing for a washing machine, as well as providing access to the ground floor bedroom/shower room.

Bedroom Four/Shower Room

Benefitting from an obscure glazed window to the front aspect, this space is currently set up as a single bedroom, which features a shower cubicle, pedestal hand basin, and a WC.

**First Floor Landing**

The carpeted stairwell leads up to the first-floor landing which features a window to the side aspect and also provides access to the loft hatch.

Bedroom One

Well proportioned and benefitting from plenty of natural light from the box bay window to the side aspect, this space offers a built-in storage cupboard and has lovely views towards the South.

Bedroom Two

Also featuring a range of built-in storage and a window to the side aspect, this double bedroom is finished with natural carpets that continue through most of the first floor.

Bedroom Three

This single bedroom benefits from a window to the front aspect and could be utilised as a study, if required.

Family Bathroom

Enjoying wonderful views of the downs to the side, this lovely family bathroom features a bath with a shower attachment, a WC, and a pedestal hand basin.

Garden

The garden is mostly laid to lawn with a variety of mature shrubs and plants, which encourage a variety of wildlife. Enjoying sunshine all day, this sunny rear garden offers plenty of opportunity to adapt to new owners' requirements, if desired and also features a gate to the driveway.

Garage

Offering a fantastic space for storage or potential for conversion (subject to gaining correct planning consent) this space is enclosed by an up and over door and could also be utilised for vehicle storage.

Parking

The concrete driveway to the front of the property offers off-road parking for three to four vehicles.

Easter Cottage presents a fantastic opportunity to acquire a fabulous three to four-bedroom family home with further potential to personalise, offering a lovely garden and off-road parking within a sought-after village. A viewing is highly recommended by the sole agent, Susan Payne Property.

Additional Details

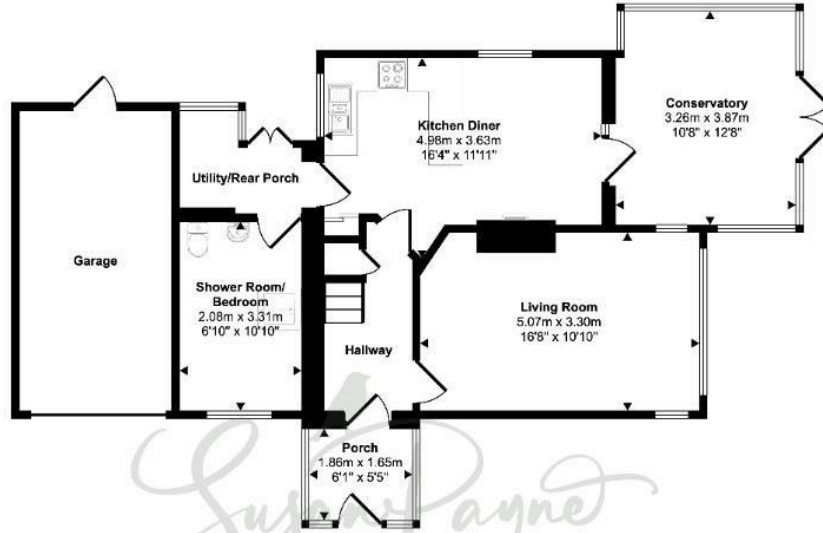
Tenure: Freehold

Council Tax Band: E (approx. £2,957.51 pa – Isle of Wight Council 2025/2026)

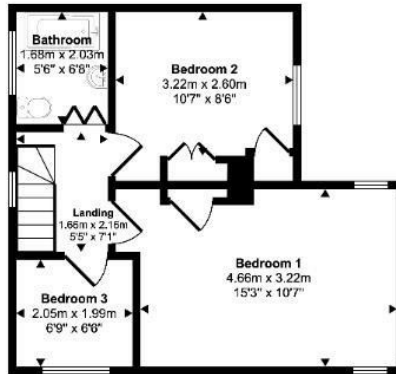
Services: Mains water, drainage, and electricity.



Approx Gross Internal Area
122 sq m / 1311 sq ft



Ground Floor
Approx 83 sq m / 897 sq ft



First Floor
Approx 38 sq m / 414 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		74
	26	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents.

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