



Holgate Lodge  
Holgate Lane | Seaview | Isle of Wight | PO34 5DH



# HOLGATE LODGE – HISTORY

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Holgate Lodge enjoys a rich and fascinating history that stretches back to the 18th century, with strong ties to the prominent Oglander family of the Isle of Wight. The Oglander baronetcy of Nunwell was established in 1665 and remained influential until its extinction in 1874. Fairy Hill estate, of which Holgate Lodge was once a part, formed a section of the wider Oglander Estate centred at Nunwell House in Brading. The property itself was originally built by the Reverend Henry Oglander, the second son of Sir John Oglander, the 4th Baronet of Nunwell.

A distinctive feature of the home is its charming octagonal section, which originally served as a summer house for Fairy Hill House, built in the early 1780s. The ground floor was used as a pantry and kitchen, where staff prepared refreshments for the family during its seasonal use.

In around 1824, stone-built east and west extensions with tiled roofs were added, and the property became known as Holgate Farm. It operated primarily as a dairy farm (with some pigs) and remained a tenanted agricultural holding until the 1960s. The last tenants, the Cooper sisters — both in their 90s — left in 1966, marking the end of an era.

Following its sale out of the Oglander Estate that same year, the house underwent an extensive four-year renovation to make it habitable, with the new owners moving in permanently by 1971. Further enhancements were made in 1984, including a two-by-two extension that added the current kitchen, breakfast room, main ensuite, and second bedroom. The PVC front porch was also added around this time, and shortly after, a rear conservatory with a sloped roof was constructed. To improve access, a parcel of land was purchased from 19 Rowantree Drive, creating a rear connection to the street.

The current Vendors became the proud seventh ‘modern’ owners of Holgate Lodge in 2019, drawn by its unique charm, layered history, and character — a true gem that carries the legacy of centuries while offering the comforts of modern living.























# Seller Insight

“ After retiring in 2018, we moved to the UK from Australia to explore the country's rich historical past and do something different with our retirement. We advised our families that the plan was to stay for up to five years and rent. However, after just six months, we decided to bite the bullet and purchase our own home — and spent the next four months searching far and wide across the UK for the perfect place.

In March 2019, while celebrating our anniversary on the Isle of Wight, we viewed several homes on the island. That's when we discovered Seaview and were immediately drawn to its charm. Upon viewing Holgate Lodge and learning of its history, we were completely smitten. Its character and quirkiness were only enhanced when we discovered that the house pre-dated the First Fleet of convicts transported to Australia in 1788.

Since then, we've put considerable effort into reviving the gardens and sensitively revamping the interior to reflect the home's past, while also bringing it into the modern era. One of the many joys of living here has been the natural resources the property provides — we've only had to buy wood twice, as the trees on the grounds have offered ample supply for our needs.

Our Australian friends and family have been fascinated by the home's rich history, and we've felt incredibly proud to share this unique place with them.

We've now spent two years longer in the UK than originally planned, and feel it's time for the next chapter. Our journey continues with more travels ahead, and eventually, a return to Australia and our family.\*

\* 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

Tucked away at the end of a long private driveway on the fringes of the highly sought-after village of Seaview, this enchanting 18th-century character home offers an exceptional blend of period charm, privacy, and space. Nestled within 0.59 acres of mature, secluded grounds, the property presents a rare opportunity to own a truly unique and versatile home in an idyllic coastal setting.

The original home dates back to 1780, with extensions added in 1824, and then further extended in the 1980s to create additional living space whilst preserving its original architectural essence, the home exudes character at every turn. One of its most striking features is the octagonal-shaped formal dining room, a stunning space with soaring ceilings, perfect for entertaining. Directly beneath it sits another distinctive octagonal room currently used as a fourth bedroom, but provides flexible space for use as a home office or hobby / playroom.

Set across three floors with a series of charming split levels, the layout has been cleverly designed to offer privacy and tranquility. Each of the four double bedrooms is thoughtfully positioned in different areas of the home, making it ideal for families, guests, or multi-generational living.

Upon entry, a spacious hallway leads to the elegant dual-aspect sitting room, where natural light floods in through large windows, offering delightful views of the surrounding gardens. The current owners have fitted an attractive wood-burning stove, with Welsh slate and granite hearth and limestone mantle and surround, providing opulence to this lovely room. The dining room fireplace has been fitted with a new gas fire and granite hearth. The main hallway provides access to a cloakroom and a short staircase leading to the beautifully proportioned second bedroom. At the opposite end, stairs ascend to the generous master suite, complete with a luxurious modern Jack and Jill bathroom featuring both bath and shower facilities.

The heart of the home is the light-filled breakfast room, which flows effortlessly into a well-appointed kitchen. Designed with the home chef in mind, the kitchen features ample storage and workspace within its smart modern units, while the adjacent utility room offers additional functionality. Leading off from the breakfast area is a large garden room, a peaceful retreat perfect for enjoying morning coffee or unwinding with garden views.

Bedroom three and the stylish family bathroom are conveniently located off the breakfast room, while a short flight of stairs descends to bedroom four.

Outside, the grounds envelop the home, with mature shrubs and trees providing exceptional privacy. Manicured front, side, and rear gardens create a serene outdoor haven, ideal for al fresco dining, children's play, or simply soaking up the peaceful ambiance. Ample off-road parking is provided at the front of the property.

This exceptional home combines architectural individuality with practical family living, all within a peaceful yet well-connected location. Just minutes from the vibrant heart of Seaview and its beautiful beaches, and with easy access to local amenities and transport links, it offers the perfect balance of rural charm and modern convenience.































Land at: HOLGATE LODGE HOLGATE LANE, SEAVIEW PO34 5DH



I confirm that the boundaries marked in red are a true representation of the land under my ownership and that the area shown comprises the entirety of the plot for sale.

Signed: .....Print Name: ..... Date:.....



### Split Level Ground Floor

Approx. 104.2 sq. metres (1121.1 sq. feet)



### Outbuilding

Approx. 25.7 sq. metres (276.8 sq. feet)



### Split Level First Floor

Approx. 98.5 sq. metres (1060.4 sq. feet)



### SPLIT LEVEL FIRST FLOOR

Entrance Porch	
Hallway	
Lounge	16' x 11'11"
Dining Room	14'2' x 14'
Cloakroom	
Bedroom 1	15'1' x 12'1"
Jack & Jill En-Suite Bathroom	11'6' x 7'2"
Bedroom 2	15'2' x 11'6"

### SPLIT LEVEL GROUND FLOOR

Landing	
Breakfast Room	15'9' x 11'6"
Kitchen	12' x 9'
Garden Room	14' x 8'10"
Bedroom 3	12'2' x 8'3"
Family Bathroom	8'10' x 4'3"
Bedroom 4	12'7' x 11'3"
Utility Room	16' x 11'6"

### OUTSIDE

Gardens  
Detached Garage  
Car Port  
Driveway  
Patio Bar  
Woodstore







### Travel Information

5.5 miles from Fishbourne to Portsmouth Ferry Terminal  
10.1 miles from East Cowes to Southampton Ferry Terminal  
3.1 miles from Ryde High Speed Catamaran & Hover Travel

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](http://www.islandbuses.info)

### Leisure Clubs & Facilities

Westridge Golf Centre, Ryde	2.6 miles
Seaview Yacht Club Seaview	0.7 miles
Ryde Golf Club, Ryde	3.3 miles
Bembridge Sailing Club, Bembridge	3.1 miles
Waterside Pool, Ryde	2.4 miles
Isle of Wight Sports Club, Seaview	0.5 mile

### Healthcare

Doctors Surgeries	
St Helens Medical Centre, St Helens	01983 871828
The Bay Medical Centre, Sandown	01983 409292
Ryde Esplanade Surgery, Ryde	01983 618388
The Tower House Surgery, Rink Road, Ryde	01983 811431

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	10.4 miles (01983 822099)

### Education

Primary Schools  
Windmills Pre-School, Bembridge 01983 873575  
Bembridge Primary School, Bembridge 01983 872668  
Nettlestone Primary School, Nettlestone 01983 613171  
Brading CE Primary School, Brading 01983 407217  
St Helens Primary School, St Helens 01983 872442  
St Mary's Catholic Primary School, Ryde 01983 562000

Secondary Schools/Colleges  
The Bay CE School, Sandown 01983 403284  
Carisbrooke College, Newport 01983 524651  
Christ The King Upper College, Newport 01983 537070  
Medina College, Newport 01983 861222  
Ryde School with Upper Chine School, Ryde 01983 562229  
The Island VI Form Campus, Newport 01983 522886  
Isle of Wight College, Newport 01982 526631

Learning Assisted Schools:  
Medina House, School Lane, Newport 01983 522917  
St. Georges, Watergate Road, Newport 01983 524634  
St. Catherine's, Grove Road, Ventnor 01983 852722

### Entertainment

Restaurants / Bars	
The Gander – St Helens	01983 872014
The Old Fort – Seaview	01983 612363
The Boathouse - Seaview	01983 810616
Seaview Hotel – Seaview	01983 612711
The Duck – Appley	01983 612935
Fox's Restaurant - Bembridge	01983 872626
The Beach Hut – Bembridge	01983 874270
Isle of Wight Distillery – Nettlestone	01983 613653
The Old Village Inn – Bembridge	01983 872616

These bars and restaurants are available within a 15 minute radius of this home

### Local Attractions / Landmarks

Bembridge Windmill - Bembridge  
Quarr Abbey - Binstead  
Robin Hill Country Adventure Park - Downend  
The Wildheart Animal Sanctuary - Sandown  
Carisbrooke Castle – Carisbrooke  
Owl and Monkey Haven – Newport  
Butterfly World – Newport  
Amazon World Zoo – Newchurch  
Adgestone Vineyard - Adgestone



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



Fine & Country  
Tel: +44 (0)1983 520000  
[isleofwight@fineandcountry.com](mailto:isleofwight@fineandcountry.com)  
14 High Street, Cowes, Isle of Wight, PO31 7RZ

