

LAUREL & WYLDE

E S T A T E A G E N T S



The Croft 106, Brent Street, Brent Knoll, Somerset TA9 4BB **£1,250,000**

*** WHAT A SPECTACULAR OPPORTUNITY *** HUGE DETACHED COUNTRY RESIDENCE IN NEED OF A COMPLETE OVERHAUL / RENOVATION PROGRAMME *** OVER 9,000 SQ/FT OF ACCOMMODATION / SPACE *** OUTBUILDINGS / STABLES RIPE FOR CONVERSION (SUBJECT TO THE NECESSARY CONSENTS) *** ANNEXE / AIR BnB *** STABLES *** 5+ ACRES OF LAND *** TENNIS COURT *** LARGE INDOOR SWIMMING POOL WITH CHANGING ROOMS / SHOWER ROOM *** GARAGING SPACE FOR AT LEAST 6 CARS *** GARDEN / STORAGE ROOMS *** THREE RECEPTION ROOMS *** PANTRY AND WINE CELLER *** UTILITY ROOM, LAUNDRY ROOM, CLOAKROOMS *** CONSERVATORY *** 6 BEDROOMS *** 3 BATHROOMS *** FIRST FLOOR ANNEXE ***

Plot and Position

The Croft is situated approximately half way along the East Brent side of Brent Street, pretty much at the foot of Brent Knoll. You can drive to Berrow in about 5 minutes, Weston-Super-Mare Sea Front in about 20 minutes, Burnham-on-Sea in about 10 minutes, Cheddar Gorge in about 15 minutes, Highbridge Train Station in under 10 minutes and J22 of the M5 in less than 5 minutes. Or, you can fly out of the country via Bristol Airport which is approximately 30 minutes away.

Entrance

There is a lovely gated access to the property with a huge sweeping driveway through the woodland area, trees and main front gardens.

Reception Hall

26'2 x 11'2 (7.98m x 3.40m)

Main entrance accessed through a solid wooden door, original wooden windows to the front and side, original coving, wall lights, radiators. Doors leading to the kitchen/family room, study/second sitting room and the cloakroom.

Cloakroom

A side aspect room with original wooden window, ceiling light, wall light, radiator, tiled flooring, low level w/c , wall hung wash hand basin with mixer tap.

Study/Second Sitting Room

17 x 11'9 (5.18m x 3.58m)

A lovely front and side aspect room with original wooden french windows to the front and original wooden windows to the side, ceiling light, radiator. Door leading to the dining/family room.

Kitchen/Breakfast Room

20 x 10'11 (6.10m x 3.05m) 1.22m x 2.77m)

A rear aspect room with original wooden windows, door through to the inner lobby/pantry area which gives access to the larder and wine cooler. Kitchen is fitted with a range of base and eye level units with wooden rolled edge tiled worksurfaces with inset one bowl stainless steel sink with adjacent drainer and mixer tap, built in original pine dresser unit, ample space for dining table and chairs, inglenook housing the gas Aga with two hotplates, warming plate, two hot ovens, two warming/slow cook ovens, tiled flooring. Door to the pantry. Pantry has a rear aspect wooden window, tiled flooring, loft hatch, wall light, range of shelving. Door to the utility room.

Inner Lobby and Wine Cellar

Inner lobby with ceiling light, door to the wine cellar, door to a cloaks/storage cupboard, tiled flooring. Wine cellar has ample space for appliances with a built in wine storage, ceiling light, tiled flooring.

Utility

11'4 x 9'1 (3.45m x 2.77m)

Rear aspect room with original wooden window, wooden glazed stable door leading out to the rear driveway, ceiling light with three rotating spotlights, tiled flooring, radiator, doors through the main drawing/living room and swimming pool. Fitted with a range of base and eye level units with wooden square edged tiled worksurface incorporating an inset one bowl stainless steel sink with adjacent drainer and twin taps, integrated dishwasher and fridge.

Dining/Family Room

17'4 x 17'2 (5.28m x 5.23m)

A lovely sized front aspect room with original wooden french window, parquet wooden flooring, radiator, feature floor standing wood burning stove with a decorative tiled surround and hearth, built in original wooden pine dresser unit, original coving, central chandelier ceiling light. Door leading to the main entrance hall.

Drawing/Living Room

29'7 x 17'4 (9.02m x 5.28m)

Two sets of original wooden french windows, decorative stained glass double doors leading to the pool room, original coving, wall lights, radiators, parquet wooden flooring, feature stone built fireplace.

Pool Room Reception Hall

15'5 x 11'9 (4.70m x 3.58m)

A rear aspect room with original wooden windows, original coving, textured ceiling, ceiling lights, radiator, tiled flooring, grand opening through to the pool room.

Swimming Pool Room

30'1 x 25'3 (9.17m x 7.70m)

Houses swimming pool with a large glazed pitched roof, tiled flooring, full width bifold doors leading to the conservatory, decorative leaded stained double doors leading through to the drawing/living room, door giving access to the garage / store rooms. Door leading through to the shower room and changing area.

Conservatory

16'4 x 12'4 (4.98m x 3.76m)

Upvc double glazed construction with pitched double glazed roof, tiled flooring, 3 double glazed door leading out to the front garden.

Pool Shower Room and Cloakroom

Low level w/c, vanity units incorporating wash hand basin with chrome mixer tap, tiled splashbacks, tiled floors, walk in wet room style shower area with wall mounted mains shower system. Door through to the pool changing area. The changing area has textured and coved ceiling, ceiling light, extractor fan, tiled flooring.

Inner Hall

Front aspect windows with a beautiful window seat, stairs to the first floor landing

Landing

Landing gives access to the master suite, bedrooms 2, 3, 4, 5, dressing room / bedroom 6 and the upper landing.

Door from the landing up to the loft space – a useful area with a vast amount of original exposed beams, two rear aspect wooden double glazed velux windows. This area is useful for storage.

Master Bedroom

17'9 x 17'8 (5.41m x 5.38m)

A fantastic front aspect room with original wooden glazed windows, part vaulted ceiling exposing original wooden beams, ceiling light, wall lights, radiator, opening through to the en-suite bathroom.

En Suite

A lovely sized rear aspect room, loft hatch giving access to roof space, decorative tiled flooring, radiator, door through to the dressing room, tiled walls, ceiling light. Suite comprising low level w/c, his and hers wash hand basins, tiled panel enclosed sunken style bath, fully tiled shower area with ceiling light and wall mounted mains shower system.

Dressing Room/Bedroom 6

15'3 x 11'9 (4.65m x 3.58m)

Rear aspect room with original wooden glazed windows, ceiling light feature with three rotating spotlights, two cloaks/storage cupboards, door leading through to the landing.

Bedroom 2

13'6 x 11'6 (4.11m x 3.51m)

A front and side aspect room with original wooden glazed windows, textured ceiling, ceiling light, radiator, built in double wardrobes.

Bedroom 3

15'11 (max) x 13'6 (max) (4.85m (max) x 4.11m (max))

A front aspect room with original wooden glazed windows, ceiling light with 3 rotating spotlights, radiator, steps down to the landing.

Bedroom 4

17'2 x 12'9 (5.23m x 3.89m)

A front aspect room with original wooden glazed windows, ceiling light, radiator, door to walk in wardrobe.

Bedroom 5

17 x 12'3 (5.18m x 3.73m)

A front aspect room with original wooden glazed windows, ceiling light, picture rails, radiator.

Upper Landing

Textured ceiling, ceiling light, door to the airing cupboard further doors to cloakroom, family bathroom and the laundry room.

Family Bathroom

A rear aspect room with original wooden glazed windows, part vaulted ceiling, ceiling light, loft hatch giving access to roof space, tiled flooring, radiator, pedestal wash hand basin, panel enclosed bath, glazed and tiled shower enclosure.

Laundry Room

A rear aspect room with original wooden glazed windows, textured ceiling, ceiling light, tile effect vinyl flooring, radiator, space and plumbing for washing machine, space for a tumble dryer.

Cloakroom

A rear aspect room with original wooden glazed window, textured ceiling, ceiling light, radiator, tiled flooring, low level w/c.

First Floor Annexe Area

Entrance - Ceiling light, doors to the bedroom and bathroom, opening to the kitchen.

Kitchen - Fitted with a range of base and eye level units rolled edge worksurface with inset circular sink with mixer tap over, space for fridge/freezer, ceiling light, tiled flooring, radiator.

Bedroom - 12 x 11'7 - Front and side aspect room with original wooden glazed windows.

Bathroom - Side aspect room with original glazed wooden windows, wall light, fully tiled room with tiled panel enclosed bath, low level w/c, pedestal wash hand basin, glazed and tiled shower enclosure with wall mounted mains shower system.

Garage / Store Rooms

41 x 20'4 (12.50m x 6.20m)

On entrance to the garage / workshop there is a door leading through to the room which houses the pool heating system. Garage has two large double sized up and over doors providing space for 4/5 vehicles, ceiling lights, power, radiators, door leading to the workshop which is a rear aspect room with wooden window, ceiling light, radiator, power, a further door leads to a useful store room with a side aspect wooden glazed windows, door to the rear garden, door to cloakroom. Large belfast ceramic sink. Cloakroom is a side aspect room with an obscure double glazed window, ceiling light, low level w/c, wall hung wash hand basin.

Rear Garden

Tennis Court

Woods and Front Garden

Natural Pond

Cottage, Stables, Hay Loft & Paddocks

The Cottage is attached to the stables and workshop/hayloft, they are all of a brick built construction with pitched and tiled roofs, surrounding the building is a block paved driveway/walkway.

Cottage Entrance - Entrance through an obscure uPVC double glazed door with matching side panel. This could be used for a study area, two wooden glazed windows overlooking the rear garden, ceiling light, tiled flooring, door to shower room, door to dining room.

There are two stables, a large workshop split into two areas with rear aspect wooden glazed windows, the smaller workshop area has a staircase leading to the hayloft. The stables, workshop and hayloft and barn area could be converted into further living accommodation (subject to the necessary consents). The barn is accessed from the rear of the cottage.

Shower Room - Ceiling light, extractor fan, tiled flooring, tiled walls, low level w/c, wall mounted wash hand basin, glazed and tiled step in shower enclosure with wall mounted electric shower system.

Cottage Dining Room - 16'2 x 10 - A lovely room with a galleried landing leading up to the bedroom spaces, the entire room has vaulted ceiling with exposed original beams, ceiling spotlights, rear aspect wooden glazed windows, tiled flooring, uPVC double glazed French doors leading through to the conservatory.

Conservatory - uPVC construction with a pitched polycarbonate roof, sliding patio door to the rear, laminate wooden flooring.

Galleried Landing - In the galleried landing is a kitchen area with rear aspect wooden glazed windows, base level units with tiled worksurfaces and splashbacks, inset one and half bowl stainless steel sink with twin taps, space for fridge/freezer.

Living Room/Bedroom - 14'5 x 11'1 - First floor dual aspect room with wooden glazed windows, feature circular porthole window to the side, large opening through to the dining room and kitchen. This room has part vaulted ceiling with exposed original ceiling beams, ceiling light, wooden flooring.

Bedroom - A large bedroom with two wooden double glazed Velux roof lights, exposed ceiling beams, ceiling spotlights, wooden flooring, opening through to the inner lobby.

Inner lobby - Door to the hayloft (currently blocked off) door to en-suite shower room.

Shower Room - Part vaulted ceiling exposing original beams, tiled flooring, low level w/c, vanity unit

incorporating wash hand basin, glazed and tiled step in shower enclosure with a wall mounted electric shower system.

The Paddocks can be accessed through wooden 5-bar gates and run alongside each-other.

TA9 4BB



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			
England & Wales		EU Directive 2002/91/EC	78

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	