



HILL LANE, BRENT KNOLL

TA9



# HILL LANE BRENT KNOLL

Detached, five bedroom home set high on Brent Knoll, standing prominently in its own private plot with sweeping countryside views, landscaped gardens and versatile outbuildings.



Local Authority: North Somerset Council

Council Tax band: G

Tenure: Freehold

**Guide Price: £895,000**



Set in an elevated position on the slopes of Brent Knoll with sweeping views across open countryside, this handsome detached home has been cherished by the same family for 25 years. During that time, it has been thoughtfully extended and upgraded, including a kitchen remodel and renovation, addition of a bright conservatory and a summer house in the landscaped gardens.

Approached via a long private drive, the house stands prominently within its plot. The accommodation is set over two floors and offers five bedrooms, a double garage and various outbuildings.









A broad entrance hall leads to a bright, dual aspect sitting room with a log-burning stove and impressive west facing bay window with fantastic countryside views. There is a separate dining room with access to the patio to the front of the house. The current owners have added a conservatory, on the southly aspect, which enjoys panoramic garden views. The heart of the house is the open-plan kitchen/ breakfast room with views over the rear garden, fitted with bespoke cabinetry, a central island and an Aga. There is a well-equipped utility with internal access to the double garage, and cloakroom alongside.

Upstairs are five well-proportioned bedrooms. The principal suite has a luxurious en-suite bath and shower room which benefits from dual aspect rural views. Two further bedrooms also enjoy en-suite facilities and have lovely west facing views at the front of the home. The remaining bedrooms, one of which is currently used as a home office, share a smart family bathroom.







The landscaped gardens are a true highlight, with mature planting and a generous terrace for outdoor entertaining. There are outbuildings on the plot including: a summer house, with electricity and water supply which overlooks the pond; a stable and store which is currently used as additional storage space.



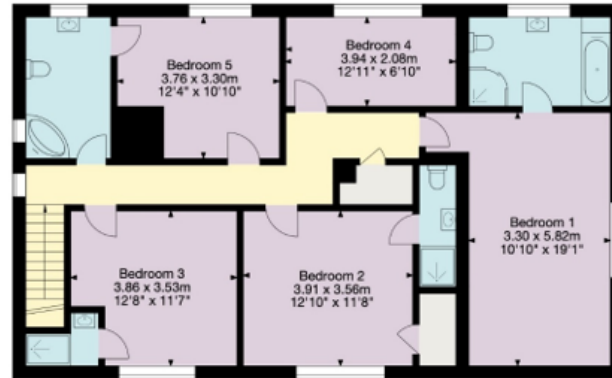




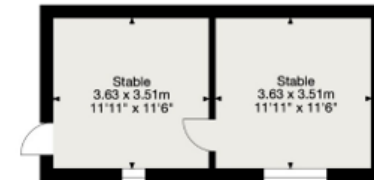
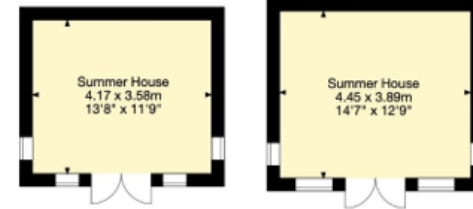
# Hill Lane

## Brent Knoll, Highbridge

Gross Internal Area (Approx.)  
 Main House = 243.5 sq m / 2,621 sq ft  
 Garage = 36.5 sq m / 393 sq ft  
 Outbuildings = 58.3 sq m / 628 sq ft  
 Total Area = 338.3 sq m / 3,642 sq ft



First Floor



Outbuildings



Ground Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2025.

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