



- Fabulous Refurbished Five-Bedroom Detached House
- Summerhouse and Swimming Pool
- Double Garage
- Multi-Purpose Barn with Five Indoor Stables
- Orchard and Pasture Paddock
- Approx. Five Acres In All
- Lovely Views to Brent Knoll and Access to Beach Hacking

REF EO8554



GENERAL AND SITUATION

Approximate Distances:

Burnham-on Sea 2 miles • Highbridge Railway Station 4 miles • Bristol Airport 19 miles
Taunton 24 miles • M5 (Junction 22) 4 miles

A fabulous, refurbished, five-bedroom detached house, set in approx. five acres with lovely lawned garden, swimming pool, barn, stabling and level paddock, with lovely views towards Brent Knoll and access to local beach hacking.

The house is understood to have been built in 1991 and has recently been refurbished by the present owners. In addition to providing a desirable family home, it is also ideal for equestrian enthusiasts with excellent indoor stables within a large multi-purpose barn, level paddock and easy access onto local bridleways, which lead to nearby sandy beaches.

The property is situated on the fringe of the village of Berrow within walking distance of the primary school, village shop, church and recently built doctors' surgery. The popular coastal town of Burnham-on-Sea is close by and provides a good range of local amenities including banks, a variety of high street shops and restaurants, together with its sea front and esplanade.

Junction 22 of the M5 gives excellent commuter links to Bristol, Taunton and beyond, and there is a mainline railway station at nearby Highbridge.



THE RESIDENCE

An attractive and spacious five-bedroom family home, understood to have been built in 1991 and recently refurbished by the present owners. There is mains gas central heating, and the windows are double glazed. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through a covered **Front Porch** opening to a **Reception Hall** from which stairs rise to the **First Floor**.

The **Living Room** has glazed double doors opening out to the garden and an Ilminster stone feature fireplace with a heavy mahogany mantle and an inset, gas-fired, Jetmaster living flame fire.

The **Dining Room** opens out into a wonderful **Garden Room** which has bi-fold doors opening out to the **Garden** and lovely views to Brent Knoll. This room also has an air-conditioning unit.

The **Kitchen** was re-fitted in 2024 with a range of Wren kitchen units, with quartz worksurfaces and a peninsula breakfast bar, sink with hot, warm, cold and filtered water, concealed lighting, sunken power point integral dishwasher and wine fridge, Stoves range cooker with extractor hood and space for an American style fridge. It leads on through to a **Utility Room** which is fitted with matching units and quartz worksurfaces with a sink, plumbing for washing machine and gas-fired boiler.

Completing the **Ground Floor** accommodation is a **Cloakroom** with WC and an **Office/Ground Floor Bedroom**.



On the First Floor the Principal Bedroom has double built-in wardrobes and an Ensuite Bathroom fitted with a jacuzzi bath, wash hand basin, bidet, WC and shower cubicle.

There are Three Further Bedrooms and a Family Wet Room fitted with a jacuzzi bath, open shower, WC and wash hand basin.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached off Barton Road along a shared driveway from which gates lead to a spacious arrival yard with plenty of parking for numerous vehicles.

There is a Detached Double Garage with two electric roller shutter doors and an enclosed lawn.

The lovely Main Garden lies to the rear and comprises lawns with a Patio and Outdoor Swimming Pool 40' x 12' (12.2m x 3.6m) ranging from 3' to 6' deep with an air-source heating system, sand filter and pump shed, with light, power and water supplies.

Within the garden there is also a large Summerhouse with light and power connected.

There is an Orchard with apple and pear trees, and the remains of an old piggery with a Log Store and Greenhouse.

A separate driveway leads to the Outbuildings and Land.

Superb Multi-Purpose Barn c.35' x 30' (10.7m x 9.1m) plus a 20' (6m) side extension, concrete stanchions with block walls, corrugated roof, concrete base, light and power supplies, incorporating Five Loose Boxes each c. 15' x 11' (4.5m x 3.4m) and a secure Tack Room

Adjoining the Barn to the rear is an Open-sided Extension c. 45' x 30' (13.7m x 9.1m)

There is plenty of space for parking horseboxes, trailers and implements, with good access from the driveway.

The Adjoining Paddock is reasonably level with hedges and rheins along the main borders. There is a mains fed field trough.

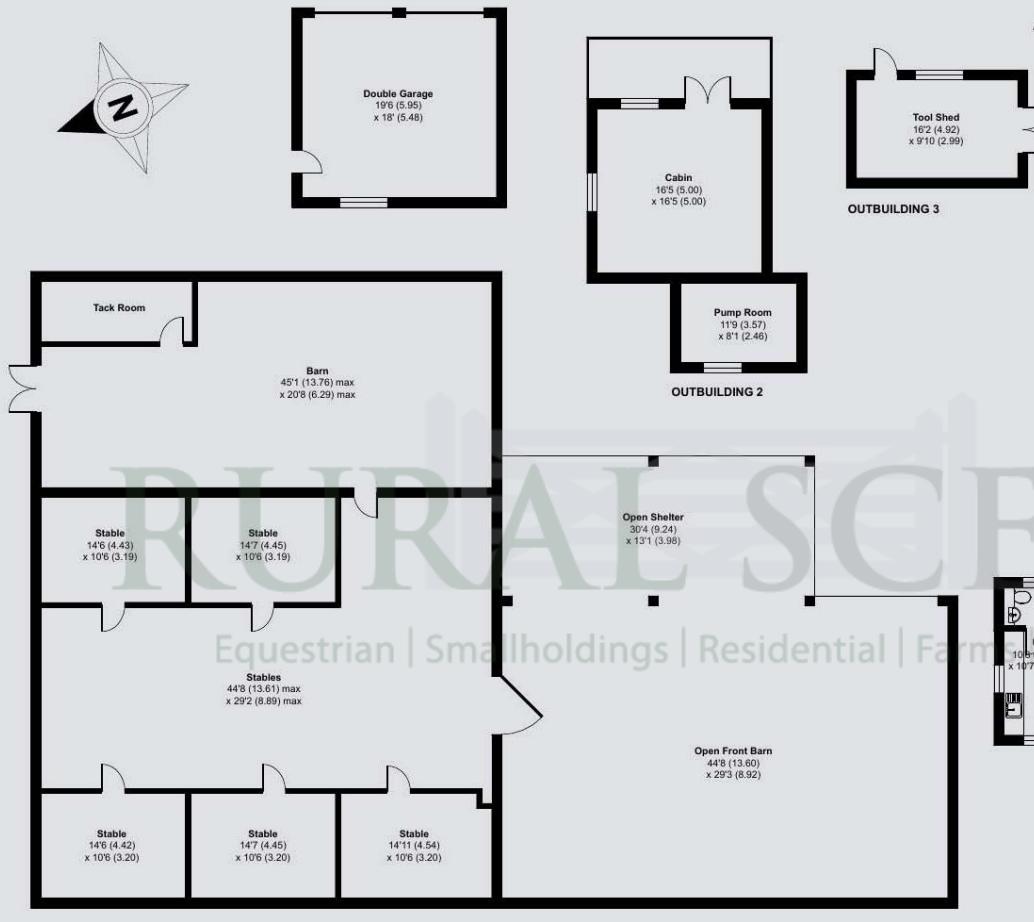


IN ALL APPROX. 5 ACRES
(About 2 Hectares)

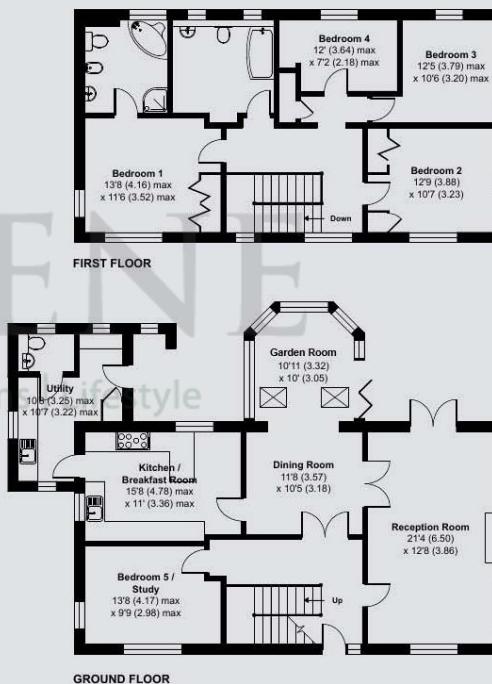
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Approximate Area = 2006 sq ft / 186.3 sq m
 Garage = 351 sq ft / 32.6 sq m
 Outbuildings = 5103 sq ft / 474 sq m
 Total = 7460 sq ft / 693 sq m
 For identification only - Not to scale



OUTBUILDING 1

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Rural Scene. REF: 1409343

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

SOMERSET COUNCIL
 Tel: 0300 123 2224

SERVICES

MAINS ELECTRICITY, MAIN WATER, MAINS DRAINAGE, MAINS GAS, GAS FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** D
COUNCIL TAX F

DIRECTIONS

Heading north from Burnham-on-Sea along Berrow Road, continue into Barton Road, pass the primary school on the right, continue for 200 yards and the entrance will be seen on the right-hand side, just before the left turning into Barton Close.

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