



The Lodge, Harp Road

Brent Knoll, Highbridge

A beautifully presented detached country home with a separate two-bedroom lodge, double garage and around an acre of mature gardens, enjoying a peaceful setting in the sought-after village of Brent Knoll.

Council Tax band: F

Tenure: Freehold

EPC: D

Services: Mains water and electricity, LPG gas/oil central heating, private drainage

- Detached period home (approx 2,788 sq ft) in a peaceful village setting
- Three bedrooms and three reception areas
- Superb open-plan kitchen/dining room
- Separate two-bedroom lodge with excellent flexibility
- Double garage, workshop and extensive parking
- Around an acre of beautifully established gardens
- Balcony overlooking the rear gardens
- Ideal for multi-generational living or home working
- Potential holiday let or ancillary accommodation (subject to any necessary consents)
- Easy access to the M5, coast and countryside

(All distances/times approx)







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Occupying a delightful plot of around an acre, The Lodge is an attractive detached period home offering beautifully presented accommodation together with a superb detached two-bedroom lodge. Combining generous family living with exceptional flexibility, the property is ideally suited to multi-generational living, those working from home or buyers seeking additional guest accommodation or potential holiday letting opportunities. Approached via twin gated gravel driveways, the property enjoys an impressive sense of arrival with extensive parking, mature gardens and a detached double garage.

A covered entrance porch opens into a welcoming reception hall/study with stairs rising to the first floor. To one side is a cosy snug with a wood-burning stove, creating the perfect space to relax.

The principal reception room is a wonderfully light and spacious sitting room centred around a striking stone fireplace with open fire. Windows on three aspects and patio doors overlooking the gardens flood the room with natural light while creating an excellent connection with the outside.

The heart of the home is undoubtedly the impressive open-plan kitchen and dining room, beautifully appointed with an extensive range of bespoke cabinetry, solid timber worktops, a central island and space for an Aga set within an exposed brick fireplace.

Designed with both family life and entertaining in mind, the generous dining area enjoys full-width bi-fold doors that open onto the terrace, creating a seamless connection between the house and the gardens beyond. During the warmer months the entire space extends outside, making it perfect for al fresco dining and entertaining while enjoying views across the beautiful grounds.

A separate utility room provides additional storage and appliance space and is complemented by a ground floor shower room.





Upstairs, the principal bedroom enjoys French doors opening onto a private balcony overlooking the gardens, creating a wonderful spot to enjoy the peaceful surroundings. A beautifully appointed en-suite bathroom complements the room, featuring a striking freestanding roll-top bath, period-style fittings and a classic finish that perfectly reflects the character of the property. Two further double bedrooms are served by a well-appointed bathroom with bath and a separate shower.

Outside

The gardens are undoubtedly one of the property's defining features. Extending to around an acre, they are predominantly laid to lawn and interspersed with a wonderful variety of mature trees, established planting, fruit trees and vegetable beds, creating a private and picturesque setting throughout the seasons.

A substantial detached double garage with adjoining workshop provides excellent storage and workshop space, while the extensive driveway offers parking for numerous vehicles.

Secondary Accommodation

Positioned within the grounds is an impressive detached timber lodge, finished to an exceptionally high standard. Offering a spacious open-plan living area with wood-burning stove, kitchen, two bedrooms, shower room and its own terrace, it provides outstanding flexibility as ancillary accommodation for family, a home office, studio, guest accommodation or, subject to any necessary consents, a holiday let.

Situated in the highly regarded village of Brent Knoll, the property enjoys the perfect balance of rural surroundings and convenience, with excellent access to the M5, nearby market towns, the Somerset Levels and the coast.



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Location

Brent Knoll is one of Somerset's most sought-after villages, set at the foot of the iconic Brent Knoll and surrounded by beautiful open countryside. The village enjoys a thriving community with a popular primary school, village hall, church, public house and local amenities, while the nearby coastal town of Burnham-on-Sea offers an excellent range of independent shops, supermarkets, cafés, restaurants and leisure facilities.

Despite its peaceful rural setting, Brent Knoll is exceptionally well connected. Junction 22 of the M5 is approximately 3 miles away, providing easy access to Bristol, Exeter and the wider motorway network. Highbridge & Burnham railway station is also around 3 miles away, offering direct services to Bristol Temple Meads, Taunton and London Paddington (via connecting services). Bristol Airport is approximately 18 miles away, making the village well placed for both commuting and travel further afield.



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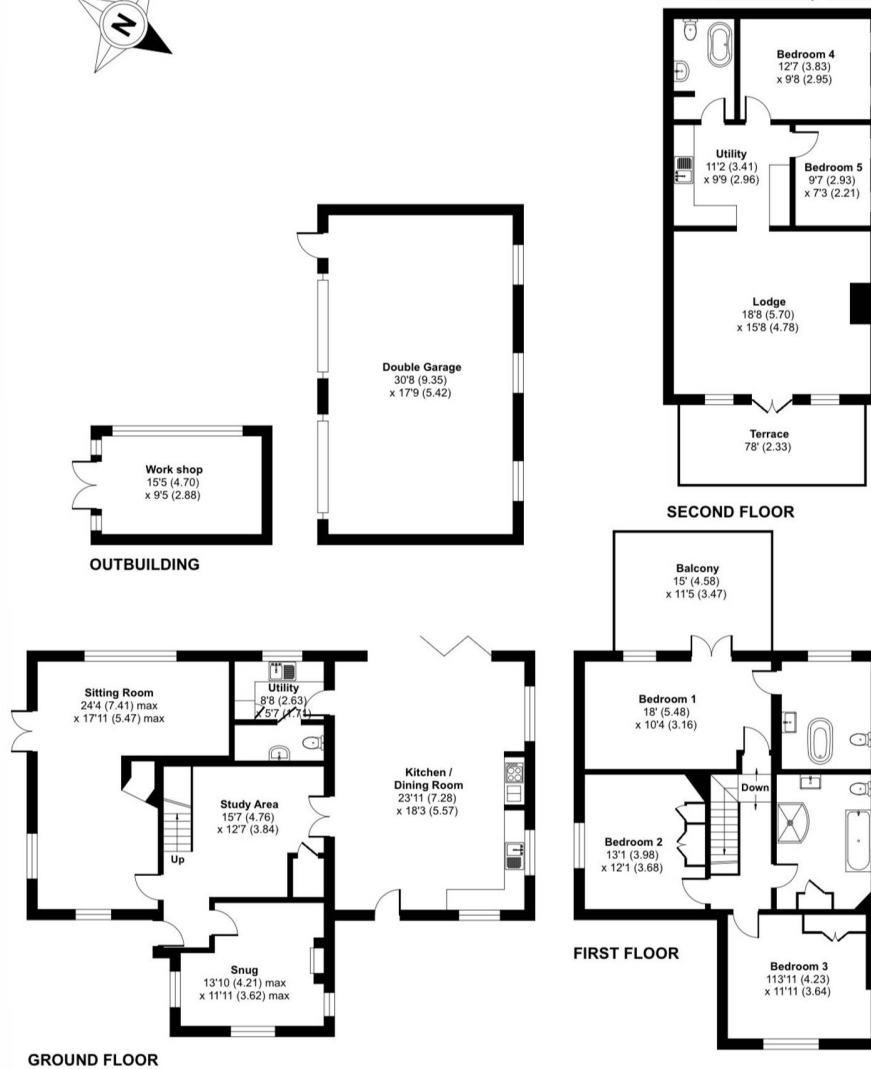
Approximate Area = 2788 sq ft / 259 sq m

Garage = 545 sq ft / 50.6 sq m

Outbuilding = 146 sq ft / 13.5 sq m

Total = 3479 sq ft / 323.1 sq m

For identification only - Not to scale



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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.