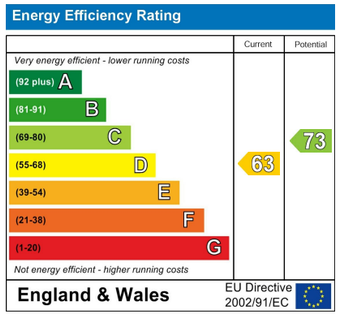
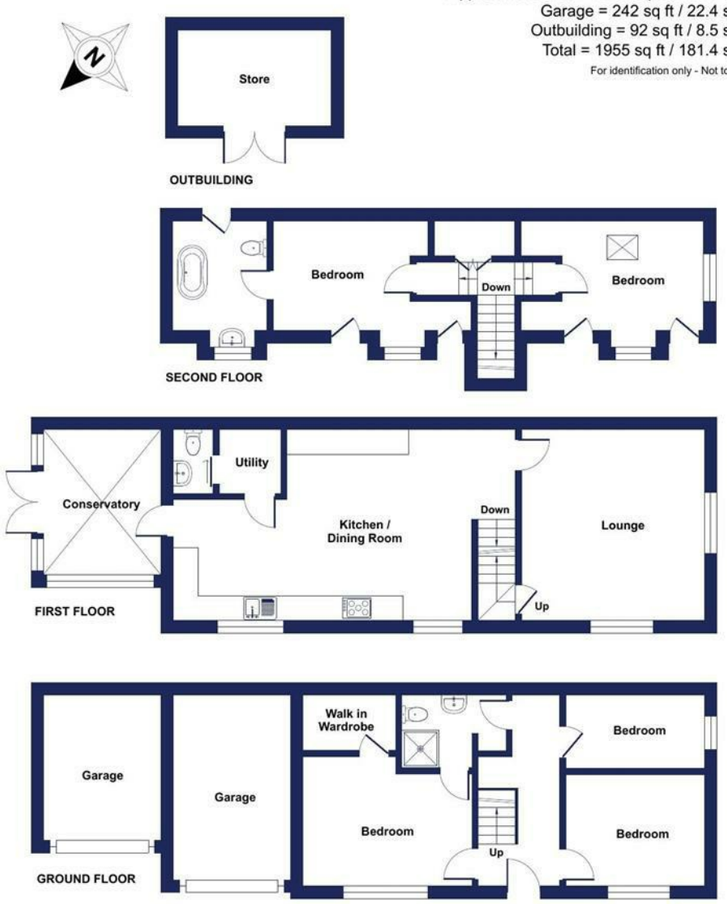


Church Lane, Brent Knoll, Highbridge, TA9

Approximate Area = 1621 sq ft / 150.5 sq m
Garage = 242 sq ft / 22.4 sq m
Outbuilding = 92 sq ft / 8.5 sq m
Total = 1955 sq ft / 181.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Davies & Way. REF: 1516349

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DAVIES & WAY

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1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

The Old Stables Church Lane, Brent Knoll, TA9 4DG

£600,000

An immaculately presented and improved five bedroom detached home in an enviable village setting.

▪ Detached ▪ Lounge ▪ Kitchen/Dining room ▪ Conservatory ▪ Utility/WC ▪ Five bedrooms ▪ Family Bathroom ▪ Shower room ▪ Two Garages ▪ Landscaped gardens

naea | propertymark PROTECTED

RICS

The Old Stables Church Lane, Brent Knoll, TA9 4DG

Enjoying an enviable position on Church Lane, in the heart of the village and just a stone's throw from the 11th-century Church of St Michael, this individual five bedroom detached home dates from the late 1990s. Designed in the traditional style of a Somerset Longhouse, the property is arranged over three storeys and takes full advantage of far-reaching views across the village towards the Quantock Hills.

The beautifully presented accommodation has been extensively renovated and offers exceptional versatility throughout. The ground floor comprises a welcoming entrance hall leading to the principal bedroom, which benefits from a walk-in dressing room and en-suite access to a contemporary Jack and Jill shower room. Two further bedrooms complete this level. The first floor is centred around an impressive kitchen and dining room measuring 7.2m (23'7") in length. Dual windows frame delightful views, while the bespoke, high-quality kitchen features soft-close wall and base units, Corinium work surfaces and a statement double Falcon oven with a five-ring induction hob. The dining area provides ample space for a family-sized table together with space for a separate seating or snug area. From here, a useful utility room offers space and plumbing for a washing machine and tumble dryer and leads to a convenient WC. Also located on this floor is a full-depth, dual-aspect lounge, flooded with natural light and providing staircase access to the upper level. The accommodation is completed by a delightful conservatory overlooking the garden and offering direct access outside. The second floor provides two further highly versatile bedrooms, both enjoying attractive views through dormer windows. One of the bedrooms benefits from direct access to a luxurious three-piece bathroom, complete with a centrepiece freestanding bath.

Externally, the grounds have been thoughtfully landscaped with ease of maintenance in mind. The front is laid to hardstanding and provides ample off-street parking, together with an undercroft storage area, two separate garages (both with power and lighting), a useful bin store and gated steps leading to the rear garden. The secluded garden is arranged across two tiers and predominantly laid to decking, creating an ideal setting for entertaining and al fresco dining. Walled and fenced boundaries, bark-chipped flower beds and wonderful views across the village towards the Quantock Hills complete this impressive outside space.

Brent Knoll is a highly sought-after village lying close to the landmark hill from which it takes its name. Surrounded by open countryside, the village offers a range of amenities including The Red Cow public house, a village green, tennis courts, village hall, primary school, Methodist church and the Grade I listed Church of St Michael. The village is also well placed for access to Burnham-on-Sea, Cheddar and the M5 motorway.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.6m x 2m (15'1" x 6'6")
Radiator, power points, stairs rising to first floor, doors leading to rooms.

BEDROOM ONE 4.1m x 3.2m (13'5" x 10'5")
to maximum points. Double glazed window to front aspect, radiator, power points. Door leading to dressing room, door leading to Jack and Jill shower room.

DRESSING ROOM 2.3m x 1.3m (7'6" x 4'3")
Benefitting from power, lighting and ample storage.

SHOWER ROOM 2.5m x 1.8m (8'2" x 5'10")
Modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC and walk in shower cubicle with dual head shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas. Door to bedroom one.

BEDROOM TWO 3.4m x 2.7m (11'1" x 8'10")
Double glazed window to front aspect, radiator, power points.

BEDROOM THREE 3.5m x 1.8m (11'5" x 5'10")
Double glazed window to side aspect, radiator, power points.

FIRST FLOOR

LOUNGE 4.6m x 4.4m (15'1" x 14'5")
Dual aspect double glazed windows to front and rear aspects enjoying far reaching views, radiators, power points, stairs rising to second floor.

KITCHEN/DINING ROOM 7.2m x 4.6m (23'7" x 15'1")
To maximum points. Dual double glazed windows to front aspect, high quality bespoke built kitchen comprising range of soft close, wall and base units with Corinium work surfaces, bowl and a quarter inset sink with touch sensitive mixer tap over, range of integrated appliances with the double Falcon oven with five ring induction hob and oversized extractor fan over, integrated fridge/freezer and dishwasher, power points, splashbacks to all wet areas. Dining area providing ample space for family sized dining table, radiators, doors leading to rooms.

CONSERVATORY 3.5m x 3m (11'5" x 9'10")
Dual aspect double glazed windows to front and side aspects, double glazed French doors to side aspect leading to garden, radiator, power points.

UTILITY ROOM 1.6m x 1.5m (5'2" x 4'11")
Space and plumbing for washing machine and tumble dryer, floor mounted oil boiler, radiator, power points, extractor fan, door leading to WC.

WC 1.6m x 1m (5'2" x 3'3")
Modern matching two piece suite comprising wash hand basin with mixer tap over and low level WC. Radiator, extractor fan.

SECOND FLOOR

LANDING 3.2m x 0.8m (10'5" x 2'7")
Built in storage cupboards, doors leading to rooms.

BEDROOM FOUR 3.7m x 2.7m (restricted head height in places) (12'1" x 8'10" (restricted head height in places))
Double glazed dormer window to front aspect enjoying far reaching views, storage to eaves, radiator, power points. Door leading to bathroom.

BATHROOM 2.7m x 2.3m (restricted head height in places) (8'10" x 7'6" (restricted head height in places))
Double glazed dormer window to front aspect enjoying far reaching views, matching three piece suite comprising wash hand basin with mixer tap over, low level WC and freestanding bath with mixer tap and shower attachment over, radiator, tiled splashbacks to all wet areas.

BEDROOM FIVE 3.3m x 2.7m (restricted head height in places) (10'9" x 8'10" (restricted head height in places))
Dual aspect double glazed windows to front and side aspects enjoying far reaching views, storage to eaves, radiator, power points.

EXTERIOR

FRONT OF PROPERTY
Mainly laid to a hardstanding, accessed via a dropped kerb providing ample parking, gated steps leading to garden.

PRIMARY GARAGE
With up and over door and benefitting from power and lighting.

SECONDARY GARAGE
Accessed via electrically roller shutter door, benefitting from power and lighting.

FRONT OF PROPERTY
Benefitting from bark chipping flower beds, bin storage area, gated steps to garden, step leading to front door.

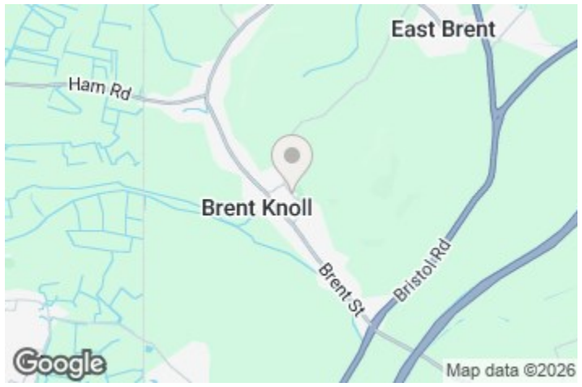
GARDEN
Landscaped with ease of maintenance in mind and tiered into two separate areas. Mainly laid to deck, with walled and fenced boundaries, bark chipping flower beds, delightful uninterrupted views across the village.

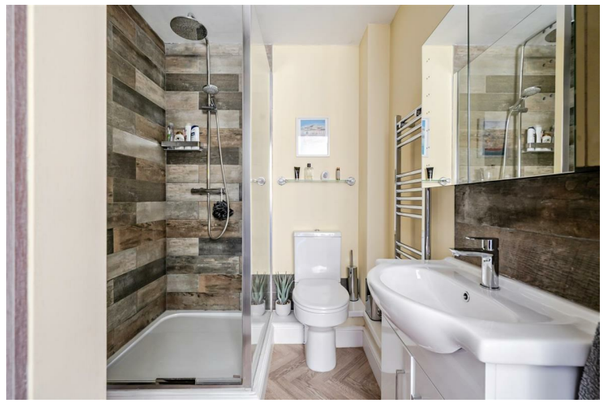
TENURE
This property is freehold

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
Under the Estate Agents Act 1979 we hereby disclose the seller of this property is an employee in Davies & Way.

Local authority: Sedgemoor District Council
Services: All services connected.
Broadband speed: Ultrafast 1800mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2, Three, Vodafone - all likely (Source - Ofcom).





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