

## Lake House Barn Lake House Lane, East Brent, Highbridge, Auction Guide Price +++ £650,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 20TH MAY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- MAY LIVE ONLINE AUCTION
- DETACHED FAMILY HOME
- 5 BEDS | 1.31 ACRES | OUTBUILDINGS
- HUGE POTENTIAL | UPDATING / EXTEND
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Freehold DETACHED 5 BED FAMILY HOME ( 2962 Sq Ft ) occupying a mature 1.31 ACRE PLOT with OUTBUILDINGS and HUGE POTENTIAL.

# Lake House Barn Lake House Lane, East Brent, Highbridge, TA9 4HN

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Lake House Barn, Lake House Lane, East Brent, Highbridge, Somerset TA9 4HN

Lot Number 22

The Live Online Auction is on Wednesday 20th May 2026 @ 12:00 Noon  
Registration Deadline is on Friday 15th May 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A Freehold detached 5 bedroom family home ( 2962 Sq Ft ) occupying a mature 1.31 Acre Plot in a private setting. Lake House Barn was converted in 1991 to an exceptionally high standard with a wealth of intricate craftsmanship which includes Brazilian mahogany panelling, exposed ceiling beams and a level of detail that is rarely found in modern homes.

A secure gated driveway sweeps around to the front of the property, passing a double garage at the entrance to a large turning area adjacent to the home. A large reception hallway with a fine mahogany staircase immediately creates an impressively characterful entrance, leading through to a very generous sitting room with a large stone built fireplace creating a fine focal point to the room. Double doors open directly to the lawned gardens. To one side of the sitting room and accessed from both the front and rear is an enormous conservatory, capturing a good deal of morning sunshine. The large solid oak kitchen/diner is sensibly at the heart of the home, with an expanse of marble worktops, a range stove set with a stone chimney breast and a very pleasant, light area offset from the main kitchen for dining with family and friends. The separate utility is located directly off the kitchen and there is a useful downstairs shower room/wc in the adjacent inner lobby. There are five bedrooms in total, with four accessed from the main staircase and the fifth above the adjoining double garage, all of which could be converted into an annexed wing for a dependent relative.

The 1.31 acre grounds that surround the house are predominantly laid to lawn but incorporate flagstone terraces, a pergola and a decorative water feature with fountain. Beyond the gardens lie open farmland. Mature trees on the borders provide attractive screening and shelter from prevailing winds. Sold with vacant possession.

Tenure - Freehold

Council Tax - G

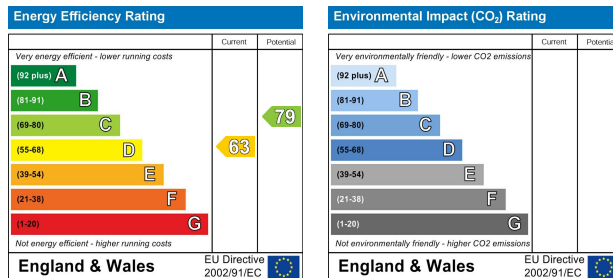
EPC - D

Services - Oil fired Central Heating | Mains Water | Electricity | Private drainage

## Floor plan



## EPC Chart



9 Waterloo Street  
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morgan**

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## Auction Property Details Disclaimer

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Please refer to our website for further details.