



Whitethorns, 117 Brent Street

Brent Knoll, TA9 4EH

Price £725,000



# PROPERTY DESCRIPTION

An exceptional substantially upgraded, extended and improved detached house situated in the heart of the ever sought after village of Brent Knoll set in a large mature plot with useful outbuildings backing onto agricultural land.

Imposing entrance hall\* cloakroom/shower room\* lounge\* sitting room/bedroom4\* stunning open plan kitchen/dining/sitting room\* utility room\* first floor landing\* three bedrooms\* master en suite shower room\* family bathroom\* upvc double glazed windows\* gas central heating\* large garage\* off street parking for numerous vehicles\* large south facing mature garden to the rear\* useful outbuildings\* rare opportunity that must be seen.

## Local Authority

Somerset Council Council Tax Band: F

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Double glazed obscured door with matching side panel opening to the:

### Imposing Entrance Hall

Cloaks recess, bespoke feature Oak staircase rising to the first floor.

### Cloakroom/Shower Room

6'4" x 5'8" (1.94 x 1.75)

Comprising close coupled w.c. with concealed cistern, shower enclosure, tiled floor with floor drain, vanity wash hand basin, feature sink and tap with cupboards below, low maintenance walling, towel rail, under floor heating and upvc double glazed obscured window to the front.

### Lounge

22'4" maximum x 11'6" (6.81 maximum x 3.51)

Upvc double glazed bay window to the rear, feature display recess, gas fire with timber mantel over, television point.

### Sitting Room/Bedroom 4

13'10" x 8'6" (4.24 x 2.61)

Box bay window to the front.

### Open Plan kitchen/Dining/Sitting Area

13'10" x 11'1" (4.24 x 3.39)

The Kitchen area is Fitted with an extensive range of wall and floor units, Range cooker with extractor hood over, integrated dishwasher, central island/breakfast bar with recessed one and a half bowl sink, useful storage, integrated fridge, integrated bin, feature beam and wide opening to the:

### Dining/Sitting Area

19'6" x 9'11" (5.95 x 3.04)

Large bi-fold doors opening to outside. Upvc double glazed window to the side and feature atrium roof. Underfloor heating. Door to the:

### Utility Room

11'6" x 10'7" maximum (3.52 x 3.24 maximum)

Fitted with a range of wall and floor units, tiled floor with underfloor heating, deep bowl ceramic sink with mixer tap, plumbing for washing machine, space for tumble dryer, upvc double glazed stable style door to outside and upvc double glazed window to the rear.

Boiler Room housing the combination boiler supplying domestic hot water and radiators. Underfloor heating and tiled floor. Storage cupboards.

### First Floor Landing

Loft access and upvc double glazed window to the rear.

### Master Bedroom

13'11" maximum x 12'9" maximum (4.26 maximum x 3.90 maximum)

Wall length wardrobes and upvc double glazed window to the rear with aspect over the beautiful mature gardens and agricultural land beyond.

### En Suite Shower Room

8'6" x 6'2" (2.61 x 1.90)

Shower area with floor drain and rain head shower over, close coupled w.c., vanity wash hand basin with cupboards below, bidet, extractor fan, heated towel rail, underfloor heating, upvc double glazed window to the front.

### Bedroom 2

11'6" x 10'8" (3.51 x 3.27)

Upvc double glazed window to the rear with aspect over the beautifully maintained gardens and agricultural land beyond.

### Bedroom 3

11'6" x 9'0" (3.51 x 2.75)

Upvc double glazed window to the front.

# PROPERTY DESCRIPTION

## Family Bathroom

11'0" x 5'10" (3.36 x 1.79)

P shaped bath with shower over and screen, vanity wash hand basin with cupboards below and close coupled w.c. Heated towel rail, airing cupboard with radiator, two upvc double glazed obscured windows to the front. Underfloor heating.

## Outside

To the front of the property is a boundary wall with opening to the left hand side to a driveway laid to decorative stone offering off street parking for numerous vehicles and leading to the:

## Garage

22'7" x 10'10" (6.90 x 3.32)

Remote controlled roller door, light and power. Two Velux windows.

To the right hand side of the property is an area measuring approximately 4.70m offering great potential for further extension of the property should it be required and subject to any necessary consents and also offering the potential for a further driveway leading to the rear of the property.

## Rear Garden

Good sized patio area with steps down to the large garden which is enclosed and enjoys a good degree of privacy with large lawn area, borders containing numerous bushes, shrubs and trees. Vegetable garden. To the rear of the garden is a five bar gate giving access to the:

## Outbuildings

Field shelter, stable area 3.40 x 2.79 with stable door, light and power.

Store Area 1 3.40 x 2.27 With five bar gate. Light and power.

Further covered area which is open to the side and front. 3.40m x 2.79m with a concrete base

The buildings offer great potential for numerous alternative uses. Store, home office etc.

## Description

Brent Knoll is a highly sought after Somerset village with a local school, church, community shop and popular village public house.

The property is situated in the heart of the community and has been extensively upgraded, extended and improved by the present owners to offer well planned, beautifully appointed living accommodation that has been finishes to exacting standards and must be seen to be fully appreciated.

## Directions

From the M5 junction 22 roundabout at Edithmead coming off the motorway take a right turn signposted Weston-super-Mare/Bristol Airport. After one third of a mile turn left into Brent Street. Proceed along Brent Street into the village of Brent Knoll passing the village school on the left hand side. The property will then be found a little further along on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

Note: 115 Brent Street located to the left hand side of this property currently has planning permission for a dwelling to be erected to the rear of their property. Further details available from selling agents.

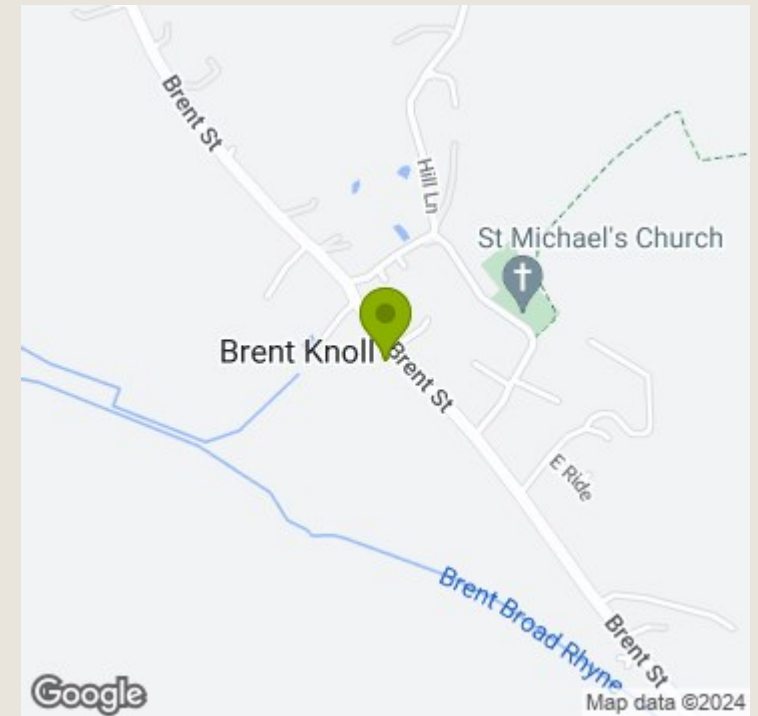








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:  
Alletsons up to £180 inc. VAT. Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

