

Guide Price

£399,950

Freehold



Berrow Road, Burnham-on-Sea, Somerset TA8 2JE

4 Bedroom Detached Cottage



This charming detached cottage offers an exceptional blend of character, warmth and modern practicality, providing a beautifully versatile home in a highly sought-after coastal location. The stylish kitchen/breakfast room forms the social heart of the house with its bright bay window seating, while the impressive lounge feels both spacious and cosy with French doors to the garden and a striking exposed brick fireplace with multi-fuel burner. A separate dining room creates the perfect setting for family meals or entertaining and flows naturally into the conservatory, a peaceful and relaxing place to enjoy views of the garden.

The ground floor also includes a useful Utility Room, providing excellent additional storage and appliance space, helping keep day-to-day living practical and organised, along with a separate Ground Floor Shower Room, offering convenience and flexibility for guests, family living or anyone needing ground floor facilities.

One of the real strengths of this home is its adaptability. The combination of the study/optional fourth bedroom, utility, shower room, dining room and conservatory offers superb potential to create a self-contained annexe if desired, ideal for multi-generational living, independent accommodation or future-proofing the home.

Upstairs there are three well-proportioned bedrooms, including two generous doubles, along with a modern family bathroom.

Outside, the south-facing garden is beautifully landscaped with seating areas, mature planting, summer house and workshop, providing a private and sunny retreat. To the front, a gated driveway offers excellent parking. Positioned close to stunning beaches, scenic walks and local amenities, this is a truly special home offering space, flexibility and an enviable lifestyle.

EPC Rating: D - (28/09/2021)



Somerset Council Tax Band: D - £2,450.11 for 2025/26



- Spacious flexible living accommodation
- Stunning landscaped south garden
- Generous light filled lounge
- Modern stylish fitted kitchen
- Versatile ground floor study
- Useful utility and shower
- Three great sized bedrooms
- Private gated driveway parking
- Close to coastal walks



Annexe Potential

This property also offers fantastic potential to create a self-contained annexe, ideal for multi-generational living, an independent space for an older relative, teenager, guest accommodation or even a luxury home office suite. The layout naturally lends itself to separation, with the right-hand side of the ground floor providing an excellent footprint for conversion without compromising the main home.

This potential annexe area would incorporate the existing Study/Bedroom, Utility Room, Ground Floor Shower Room, Dining Room and Conservatory, creating a practical and comfortable living space with its own sleeping area, wash facilities and pleasant living space. With the conservatory providing a lovely sitting area overlooking the garden, it would offer a bright and welcoming living environment, whilst the existing shower room already provides essential convenience. With thoughtful reconfiguration, it could benefit from its own entrance, giving independence and privacy where needed.

The beauty of this layout is its flexibility; it can work as part of the main home or be adapted to suit changing needs over time. Whether you need space for an elderly parent, returning grown-up children, visiting family, or simply want a private retreat or hobby suite, this area allows the property to adapt with you.

This is a rare opportunity to secure a cottage that not only offers charm, character and warmth, but also the practicality and versatility of potential annexe living — making it suitable for a wide range of lifestyles and future plans.

Kitchen / Breakfast Room – 3.51m x 4.16m (11' 6" x 13' 8")

A stunning heart-of-the-home space with a bright bay window seating area that makes this room feel welcoming, sociable and full of charm. There's plenty of workspace, modern fitted units and room for family breakfasts, casual dining or simply enjoying morning coffee while looking out to the garden.

Lounge – 3.21m max x 6.08m (10' 6" max x 19' 11")

A beautifully proportioned main living space with natural light flooding in from the bay window and French doors. The reclaimed brick fireplace with multi-fuel burner creates a striking focal point, making this a truly cosy room in winter while still feeling open and sunny in summer.

Dining Room – 3.44m x 2.90m (11' 3" x 9' 6")

Perfect for both everyday meals and entertaining, this inviting space connects naturally with the conservatory, allowing dining to flow beautifully into relaxed seating and garden enjoyment.

Conservatory – 2.58m x 2.58m (8' 6" x 8' 6")

A peaceful retreat overlooking the landscaped garden, ideal as a reading room, second sitting area or quiet escape with doors leading straight outside.

Study / Bedroom Four – 2.66m x 1.89m (8' 9" x 6' 2")

A flexible room perfect as a home office, hobbies room or occasional guest bedroom, offering valuable additional living space.

Utility Room – 1.78m x 1.89m (5' 10" x 6' 2")

A practical and well-planned space with worktop, sink and appliance provision, ideal for keeping day-to-day household tasks neatly tucked away.

Shower Room / Wet Room – 1.91m x 1.89m (6' 3" x 6' 2")

A convenient ground floor shower room, providing excellent practicality for guests, family living or anyone needing ground floor facilities.

Bedroom One – 4.30m x 3.21m (14' 1" x 10' 6")

The main bedroom is a generous and welcoming double, offering excellent floor space for larger furniture while still feeling open and comfortable. Built-in storage provides practicality without compromising space, and the room enjoys a pleasant outlook over the rear garden, giving it a calm and relaxing atmosphere. This is a proper "retreat" style bedroom, somewhere to genuinely unwind at the end of the day.

Bedroom Two – 4.30m x 2.77m (14' 1" x 9' 1")

Another superb double bedroom, making this a genuinely family-friendly home rather than one with "one good room and two fillers." This bedroom also benefits from built-in wardrobes, great proportions and a bright feel, again overlooking the garden and beyond. Ideal as a spacious guest room, teenager's room or comfortable second double.

Bedroom Three – 2.36m x 3.00m (7' 9" x 9' 10")

A charming and versatile single bedroom offering more space than expected. This room works brilliantly as a child's bedroom, guest room or even a hobby space if preferred. It has a cosy feel and enjoys a pleasant outlook, making it a genuinely useful and appealing third bedroom, not just a token box room.

Bathroom – 2.52m x 1.92m (8' 3" x 6' 4")

The family bathroom is stylish, well designed and practical, providing both relaxation and day-to-day convenience. It features a separate corner shower, bath, WC and wash basin, along with a towel radiator and modern fittings. A comfortable and well-thought-out space, ideal for busy mornings or unwinding with a long soak after a beach walk.

Rear Garden

The rear garden is a standout feature, offering a beautifully landscaped and private south-facing space that enjoys sun throughout the day. With real stone patio areas perfect for outdoor dining and relaxing, well-kept lawn, mature planting, fruit trees and a charming pond feature, it feels peaceful and inviting. There is also a superb summer house with power and lighting, along with an insulated shed/workshop, making this a wonderfully practical yet relaxing garden to enjoy year-round.

Front Drive

The front of the property offers an attractive and welcoming approach, with a gated entrance leading to a generous driveway providing excellent parking for several vehicles. The frontage is neatly presented and well maintained, giving a lovely first impression and setting the tone for the rest of the home. It offers both practicality and kerb appeal, making arriving home here feel just that little bit special.

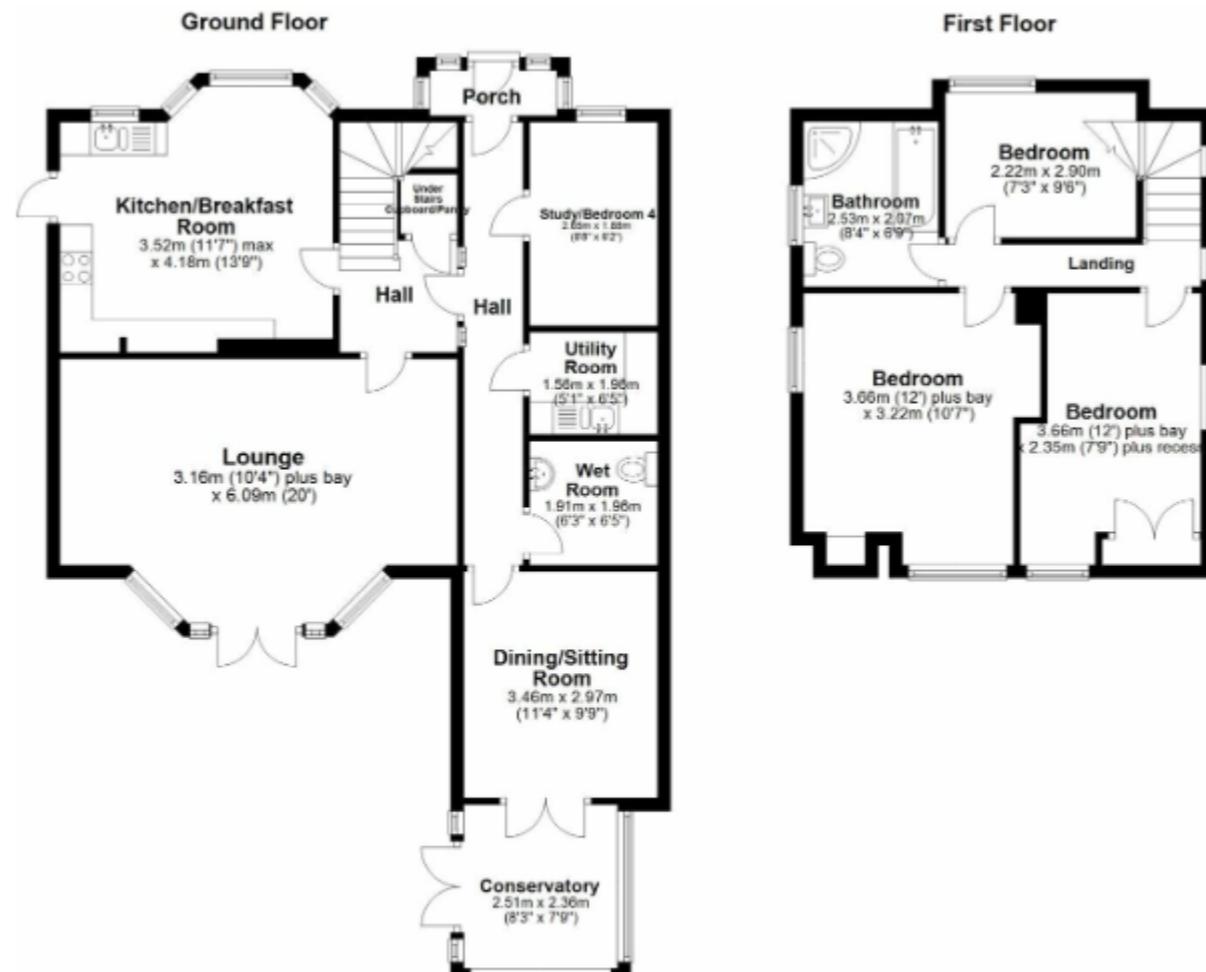
Location

This charming cottage is situated in a highly sought-after coastal location, perfectly positioned for those who want the best of both peaceful living and day-to-day convenience. Beautiful sandy beaches at Berrow and Brean are within easy reach, whether you prefer a leisurely walk or a short drive, offering stunning scenery, fresh sea air and miles of open shoreline to enjoy. Local amenities including shops, cafés, pubs and essential services are nearby, ensuring everything you need is close at hand.

The area is well connected, with easy access to Burnham-on-Sea, Weston-super-Mare and excellent road links to the M5, making commuting or travelling further afield simple and straightforward. Scenic countryside and coastal walks surround the area, providing endless opportunities for outdoor enjoyment, relaxation and family days out. It's a location that offers a genuine lifestyle choice; calm, welcoming and well-served, with the coast, countryside and convenience all working beautifully together.







Total area: approx. 126.3 sq. metres (1358.9 sq. feet)

Building Safety
Non Reported

Council Tax: Band D
Council Tax: Rate 2450.11

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: Level access.

Flooding Sources: None.

Has the property been flooded in last 5 years? No

Flooding Sources: None.

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

Ofcom shows predicted mobile coverage, nPerf shows real-world signal strength.

Construction Type

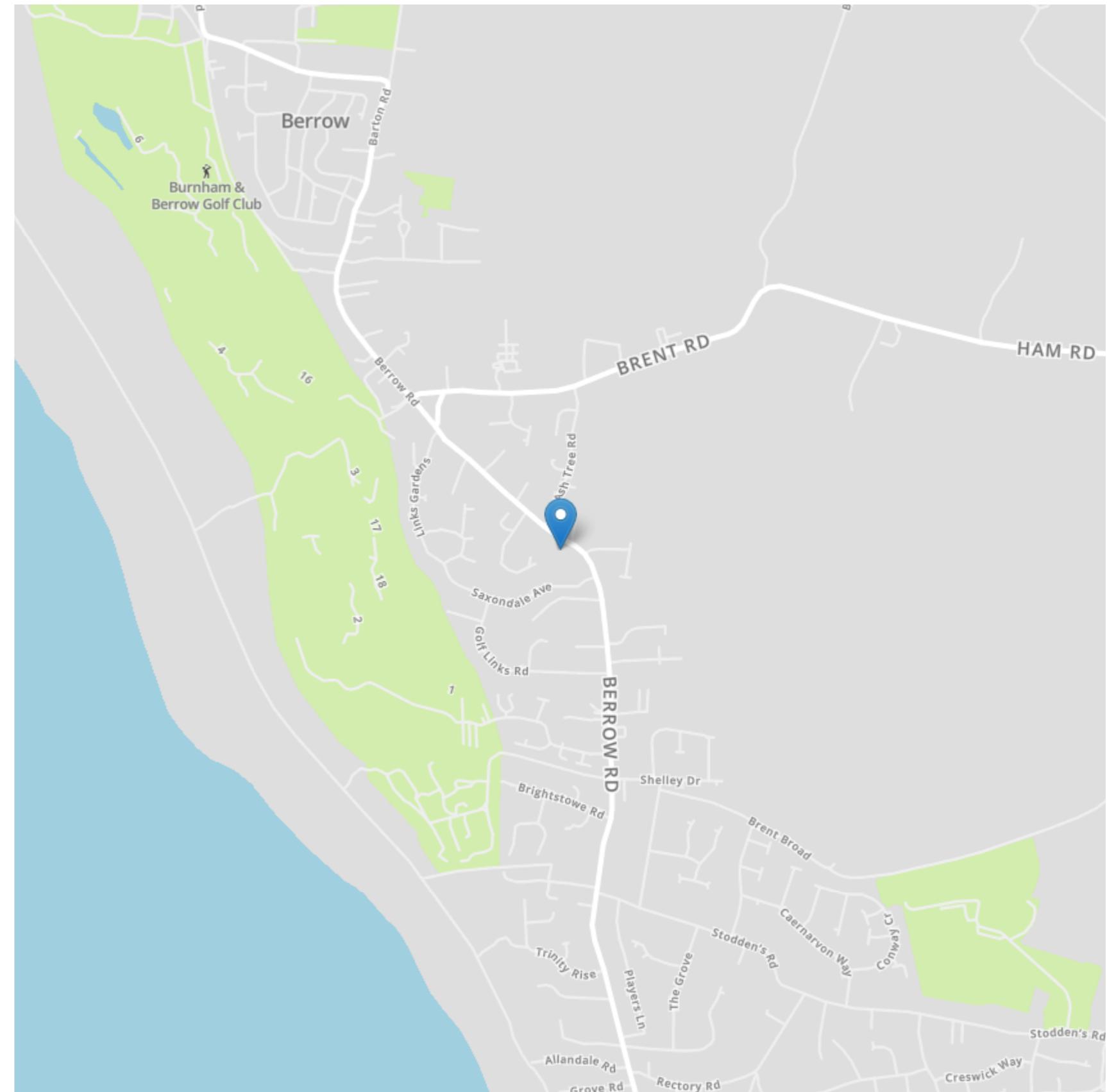
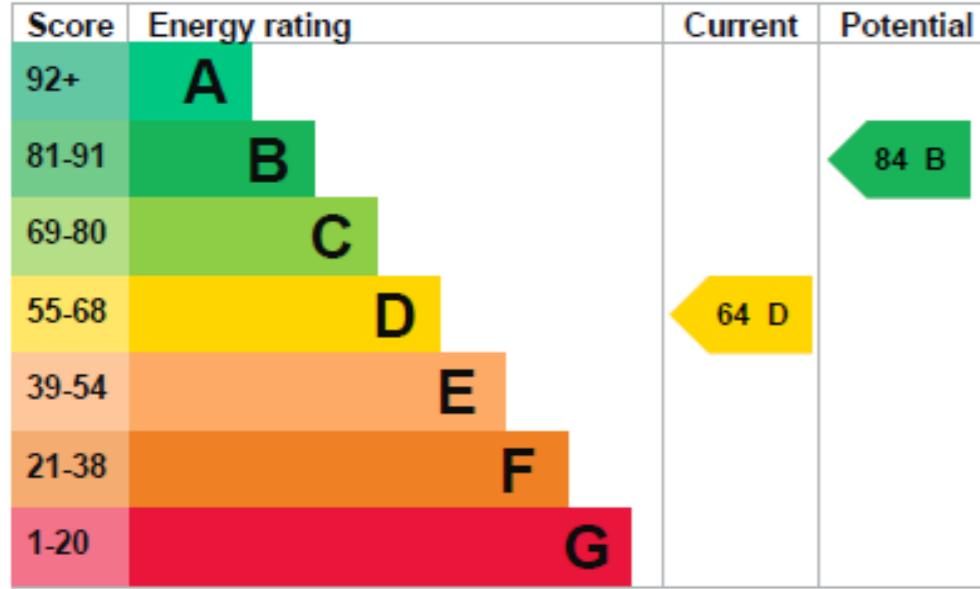
Standard Construction

Existing Planning Permission

Non Reported

Coalfield or Mining

Non reported



(A & F Estate Agents Ltd T/A Abbott & Frost) A Limited Company Registered in England and Wales. Reg Office: 18 College St, Burnham on Sea, Somerset, TA8 1AL

Registered: 11301611 | VAT Registered: 293833372

rightmove

onTheMarket.com

**The Property
Ombudsman**

**tsi
APPROVED CODE
TRADINGSTANDARDS.UK**

propertymark