

Burton Row, Brent Knoll, Somerset. TA9 4BX

£475,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Set in an attractive rural village location with open countryside views to both the front and rear, this detached home occupies a generous plot and offers exceptional scope for improvement and extension (subject to any necessary consents). Properties with this level of potential, combined with such a desirable setting, rarely come to the market. Although the house would benefit from updating and modernisation, it provides a fantastic blank canvas for a buyer looking to create a truly special home. Whether you are seeking a full renovation project or simply wish to enhance and reconfigure the existing space, the opportunities here are extensive. With vision and imagination, this property could be transformed into a stunning family residence tailored entirely to your own taste and lifestyle.

The home is set well back from the road, enhancing its privacy and kerb appeal. A pathway leads through the front garden to the entrance door, welcoming you into the accommodation. Internally, the layout is both versatile and spacious. The hallway provides access to a living room, separate sitting room and a dedicated dining room, offering flexible reception space ideal for families or those who enjoy entertaining. The kitchen sits to the rear and offers further scope for redesign or extension to create an open-plan kitchen/living/dining space if desired. A particularly useful feature is the ground floor bedroom, which could serve as guest accommodation, a home office, or additional reception space depending on your needs. There is also a ground floor WC for convenience. To the first floor, two further bedrooms are complemented by a family bathroom. In addition, the property benefits from a sun room, providing a pleasant spot to relax and enjoy views over the garden throughout the seasons. Gas central heating and double glazing are already in place.

Externally, the plot is a key selling point. The front garden is a good size, offering both privacy and potential for landscaping. To the rear, the property boasts a lovely, spacious garden with ample room for outdoor entertaining, children's play areas, vegetable plots or further development (subject to consent). There is also a very large outbuilding, presenting a range of possibilities – from workshop or storage space to potential conversion for home working or hobby use. For buyers seeking a property they can truly make their own, in a peaceful rural setting with generous outdoor space and open views, this home represents an exciting and rare opportunity to create something special.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached house close to town
- Superb plot
- 3 bedrooms
- Lounge & sitting room
- Separate dining room
- Large outbuilding
- Parking for 3 to 4 vehicles
- Rural village location
- EPC-E



ROOM DESCRIPTIONS

Main Front Door to the Hallway:

Hallway:

Stairs to the first floor, radiator

Living Room:

6.65m x 4.29m (21' 10" x 14' 1") Feature fire place with Gas fire, 2 double glazed windows, radiator

Sitting room:

4.25m x 3.45m (13' 11" x 11' 4") Feature fire place with inset fire, radiator, double glazed bay window

Dining Room:

4.13m x 2.92m (13' 7" x 9' 7") Radiator, sliding doors to the sunroom

Kitchen:

3.88m x 3.82m (12' 9" x 12' 6") Sink unit, a range of floor and wall units, space for the cooker, plumbing for the washing machine, door to the rear

Cloakroom:

WC , Window

Sunroom:

9.24m x 2.68m (30' 4" x 8' 10") Fully glazed windows over looking the garden, boiler, doors to the garden

Bedroom 3:

3.90m x 2.44m (12' 10" x 8' 0") Radiator, double glazed window

First floor landing:

Double glazed window with open outlook, cupboard.

Bedroom 1:

4.91m x 4.25m (16' 1" x 13' 11") Dual aspect via double glazed windows, with an open outlook

Bedroom 2:

2.85m x 2.82m (9' 4" x 9' 3") Radiator, double glazed window

Bathroom:

Bath, WC, wash hand basin, radiator, double glazed window

Parking:

The driveway provides parking for 3-4 vehicles

Front garden:

A good size garden, mainly laid to lawn, and makes the house set back from the road

Rear garden:

A lovely size garden, mainly laid to lawn, with an abundance of trees, shrubs and plants

Outbuilding:

A large outbuilding, that is in need of totally repair or knocking down



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾

1753 ft²

162.8 m²

Reduced headroom

40 ft²

3.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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