



Guide Price
£369,950
Freehold



Key Cottage, Brent Street, Brent Knoll, Somerset TA9 4EH
3 Bedroom Cottage



A charming character cottage situated in the highly sought after village of Brent Knoll. This attractive home offers deceptively spacious and versatile accommodation and enjoys an L-shaped rear garden which has been thoughtfully designed as a wildlife haven. The property combines period character with practical living space, including multiple reception rooms, a family room overlooking the garden, and a range of useful outbuildings including a home office and cinema cabins, large workshop, potting shed, log store. The property benefits from a garage which is currently being used as an artists studio supplied with 3 phase electrics.

The property has been well maintained over the years but offers excellent scope for cosmetic updating, allowing a new owner to put their own stamp on the property. The accommodation briefly comprises an entrance porch, lounge with fireplace and woodburning stove, separate dining room, inner hallway, kitchen, utility room and a large family room with vaulted ceiling and doors opening onto the rear garden. To the first floor there are three bedrooms and a family bathroom.

Outside, the property enjoys an established rear garden with lawn, patio, wildlife pond, vegetable plot, mature shrubs and a range of outbuildings including a substantial timber workshop/studio with power and lighting. The garden offers a real feature of the property, ideal for keen gardeners, nature lovers or those looking for space to work from home or enjoy hobbies. Brent Knoll is a popular Somerset village offering a range of local amenities including village shop, public house, primary school, Tennis club and church. There are a range of excellent sports and leisure facilities locally including Burnham and Berrow Golf Club. The property lies within the popular Kings of Wessex catchment area and provides excellent access to the M5 motorway at Junction 22, making it ideal for commuters to Bristol, Taunton and Exeter.

EPC- D 15/02/2036

Somerset Council Tax Band: D £2,488.01 for 2026/27



- Three Bedrooms
- Two Reception Rooms
- Workshop With Power
- Large Rear Garden
- Studio/Garage
- Sought After Village
- Wildlife Haven Garden
- Large Family Room
- Ample Parking



Entrance Porch:

Entrance door leading into the porch with space for coats and shoes, quarry style flooring and wooden stable door leading into the main lounge.

Lounge: 11' 1" x 15' 9" (3.51m x 4.88m)

A characterful main reception room with exposed brick fireplace forming the focal point of the room with fitted woodburning stove and timber mantle over. Dual aspect windows to the front provide good natural light and the room offers a cosy and welcoming atmosphere. Radiator, wall lighting and power points.

Kitchen: 9' 0" x 6' 4" (2.74m x 1.93m)

Fitted with a range of wall and base units with work surface over and inset sink unit. Space for cooker and further appliances. Window to driveway. The kitchen is in keeping with the style of the property with a galley style design. The utility area is opposite and there is scope to expand these rooms to create even more space

Dining Room 10' 2" x 7' 4" (3.10m x 2.24m)

Cosy character dining room with window to the side aspect, radiator and power points.

Inner Hallway:

Stairs rising to the first floor, radiator, understairs storage area and doors leading to kitchen and garden/dining room.

Utility Room: 5' 10" x 6' 8" (1.78m x 2.03m)

Useful separate utility space with plumbing for washing machine, wall mounted gas boiler and shelving for storage.

Family room: 15' 9" x 11' 6" (5.08m x 3.61m)

A lovely bright room forming part of a later extension to the property and overlooking the rear garden. The room features a vaulted ceiling with exposed beams and velux windows allowing plenty of natural light, along with sliding patio doors opening onto the garden. This room provides excellent space for entertaining and enjoys a pleasant outlook over the garden, a real feature of the property.

Landing:

Doors to all bedrooms and bathroom. Loft access.

Bedroom 1: 16' 0" x 9' 5" (4.88m x 2.87m)

16' 0" x 9' 5" (4.88m x 2.87m) A good size double bedroom with built in wardrobe/storage and window overlooking the rear garden. Radiator and power points.

Bedroom 2: 11' 8" x 9' 10" (3.56m x 3.00m)

A further double bedroom with window to the front aspect, radiator and power points.

Bedroom 3: 11' 8" x 6' 3" (3.56m x 1.91m)

A single bedroom currently used as a dressing room. Window overlooking the front aspect with views of St. Michaels Church

Bathroom:

Comprising panel bath with shower over, wash hand basin and WC. Obscure window, radiator.

Outside:**Rear Garden – Wildlife Haven:**

The property benefits from a particularly attractive and well established rear garden which is a real feature of the property and has been thoughtfully designed and maintained as a wildlife haven. The garden is mainly laid to lawn with well stocked flower and shrub borders, planting areas and a wildlife pond which attracts birds and insects and creates a peaceful setting. A paved patio area with brick built barbecue adjoining the rear of the property provides space for outdoor seating and entertaining, with pathways leading through the garden to the rear where there are several multiuse cabins.

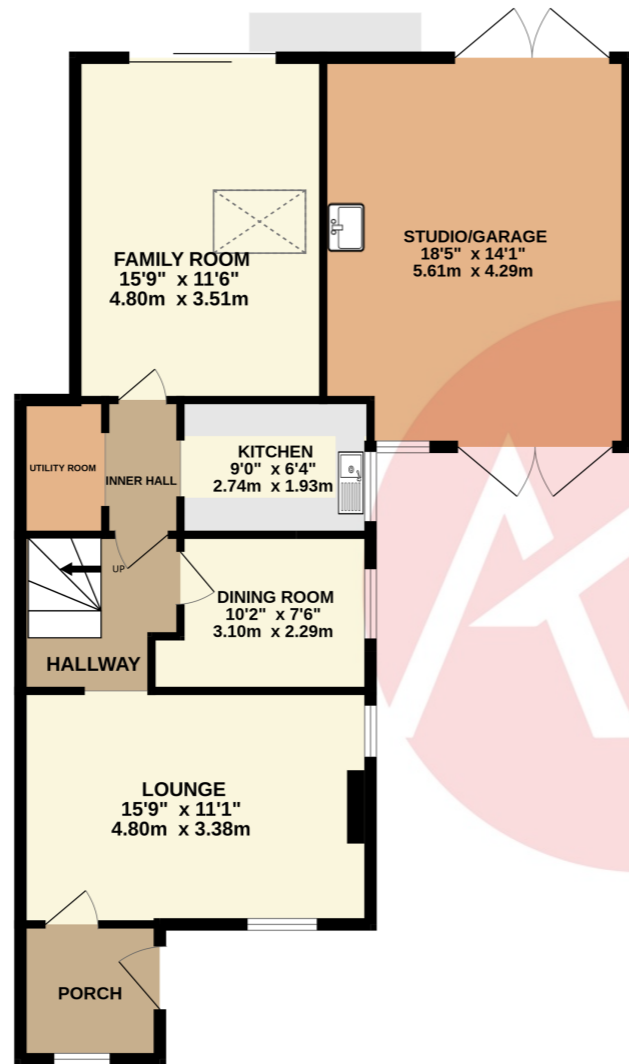
Location:

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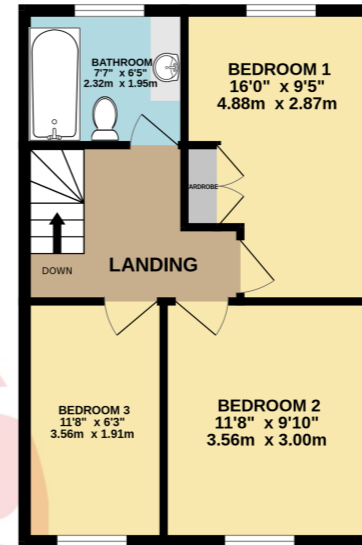




GROUND FLOOR
907 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 sq.m.) approx.

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.
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Building Safety

Non Reported

Mobile Signal

Ofcom predicts coverage, nPerf shows real-world signal

Construction Type

Standard Construction

Existing Planning Permission

Non Reported

Coalfield or Mining

Non Reported

Council Tax: Band D

Council Tax: Rate 2488.01

Parking Types: None.

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

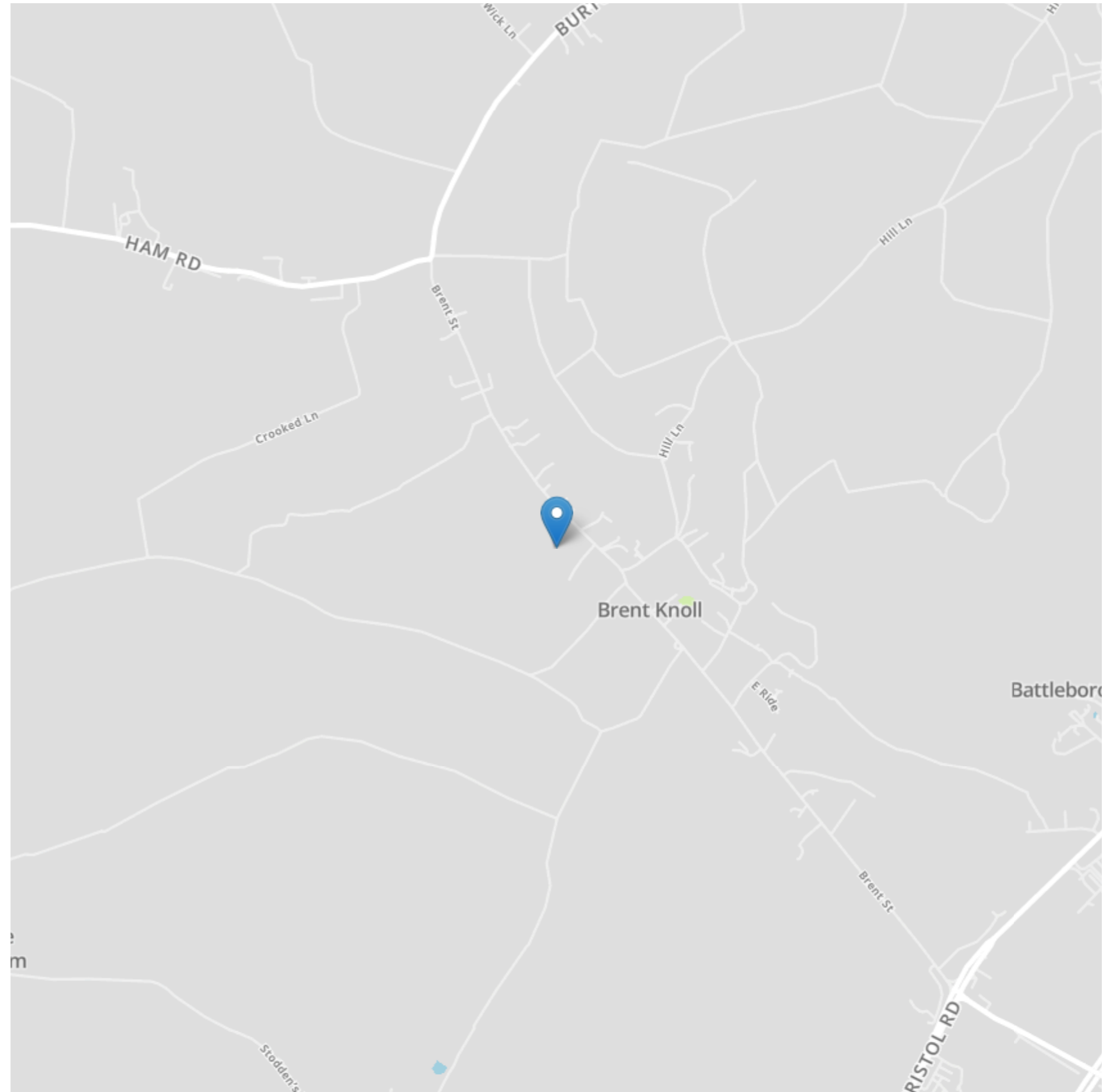
Is the property listed? No

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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