

Guide Price
£285,000
Freehold





Burton Row, Brent Knoll, Somerset TA9 4BW



Features

- Two bedrooms
- Period character throughout
- Two spacious reception rooms
- Feature fireplaces retained
- Stripped wooden flooring
- Fitted kitchen with utility
- Bathroom with white suite
- Long rear garden
- Brick built outbuilding
- Open countryside views

Summary of Property

Set within the ever popular village of Brent Knoll, this attractive period terraced home at 2 Belle Vue Villas, Burton Row offers generous accommodation arranged over two floors, complemented by a long rear garden backing directly onto open countryside.

The property is rich in character, retaining many original features including feature fireplaces, stripped wooden floors and period detailing, all blended with well proportioned rooms that suit modern day living. The ground floor begins with a welcoming porch and entrance hall, leading through to two spacious reception rooms filled with natural light. These flexible spaces work equally well as a lounge and dining room, or as a home office if required. To the rear sits a fitted kitchen offering ample worktop and cupboard space, opening into a practical utility area that houses the boiler and provides additional storage. From here there is access out to the rear courtyard and garden.

Upstairs, the first floor offers two good sized bedrooms and a family bathroom fitted with a white suite. There is also scope to extend into the roof space to create further accommodation, subject to the necessary planning permission and building regulations.

Outside, the rear garden is a real standout feature, stretching to an impressive length with a combination of patio and lawn areas, and a brick built outbuilding positioned at the far end. The garden backs onto open fields, enjoying far reaching countryside views and a peaceful rural outlook. To the front, the property is set back behind a small forecourt garden.

A characterful village home offering space, charm and countryside views, all within easy reach of Burnham on Sea and local amenities.

EPC RATING: D valid until 23 February 2028

SOMERSET COUNCIL TAX BAND: B £1,935.11 for 2026/2027

Room Descriptions

PORCH & ENTRANCE HALL

The property is entered via the front door into a porch, which then leads through to a welcoming entrance hall with stairs rising to the first floor.

From here there is access to both main reception rooms, with the hall retaining period features that immediately set the tone for the character found throughout the home.

LOUNGE: 13'11 x 12'4 4.3m x 3.8m

Positioned at the front of the property, the lounge is a generous and light filled room featuring a bay window to the front aspect. A focal point fireplace adds character, while the proportions allow for a full range of living furniture. Ideal as a main sitting room.

DINING ROOM: 12'11 x 10'11 3.9m x 3.3m

Positioned centrally, the dining room offers a versatile second reception space. Suitable for formal dining, a snug, or home office use. A rear facing window provides natural light and there is a useful under stairs storage cupboard.

KITCHEN

The kitchen is located to the rear of the property and is fitted with a range of wall and base units with complementary worktops and tiled splashbacks. There is space for a cooker, fridge freezer and additional appliances, with a window overlooking the courtyard and access into the garden room.

UTILITY ROOM

Situated at the rear and accessed via the kitchen. The utility houses the boiler and provides additional worktop space and plumbing for appliances. A skylight allows natural light and a door opens out to the rear courtyard and garden.

GARDEN ROOM

An older style garden room providing a practical and characterful outbuilding with good natural light and scope for a variety of uses.

FIRST FLOOR LANDING

With access to both bedrooms, bathroom and access to the loft. Includes a built in storage cupboard and wall cupboard.

BEDROOM ONE: 15'7 x 12'1 4.8m x 3.7m

A generous double bedroom positioned at the front of the property with two windows allowing plenty of natural light. Comfortable proportions for bedroom furniture and storage.

BEDROOM TWO: 10'9 x 9'10 3.3m x 3.0m

A well proportioned second bedroom to the rear of the property, suitable as a double or large single. Ideal for guests, children or home working.

BATHROOM

Fitted with a white suite comprising a panelled bath with shower attachment, WC and wash hand basin. Window to the rear provides natural ventilation and light.

FRONT GARDEN

The property is set back from the road behind a small front garden, providing a degree of separation from the pavement. Enclosed by low fencing and hedging, the front garden offers a pleasant approach to the house and enhances kerb appeal, with a pathway leading to the front entrance.

REAR GARDEN

To the rear of the property is an enclosed courtyard area, providing a practical and sheltered outdoor space. Beyond this lies the main garden, which is of generous length and offers defined areas suitable for seating, planting and general outdoor use.

At the far end of the garden sits a characterful older outbuilding, providing useful storage and potential. The overall layout offers privacy, space and flexibility, with scope to enhance further.



Floorplan

GROUND FLOOR

1ST FLOOR

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 B

Council Tax: Rate 1935.11

Parking Types: None.

Heating Sources: Gas.

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

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