



Guide Price
£389,950
Freehold



Quirky Cottage, Berrow Road, Burnham-on-Sea, Somerset TA8 2JE
3 Bedroom Cottage plus potential 1 bedroom annexe/Air BNB/Additional Income



This charming detached cottage offers a wonderful blend of character, warmth and practical modern living, now presented as a spacious three bedroom home with the exciting added potential to create a separate one bedroom annexe if desired. At the heart of the property is the attractive kitchen breakfast room, a bright and welcoming space featuring a lovely bay window seating area that creates the perfect spot for morning coffee or relaxed family dining. The generous lounge provides an inviting main living space, filled with natural light and centred around a striking exposed brick fireplace with multi fuel burner, while French doors open directly onto the garden. A separate dining room offers an ideal setting for entertaining and connects beautifully with the conservatory, creating a peaceful garden facing sitting area that can be enjoyed throughout the seasons.

One of the real strengths of this home is its excellent versatility and future potential. The ground floor layout naturally lends itself to reconfiguration, offering the opportunity to create a self contained one bedroom annexe incorporating the existing study, utility room, shower room, dining room and conservatory. With thoughtful adaptation, this space could provide independent accommodation for a relative, teenager, guests, or even a home office suite with its own entrance. Upstairs the property continues to impress with three well proportioned bedrooms, including two generous doubles, along with a modern family bathroom designed for both comfort and practicality.

Outside, the beautifully landscaped south facing garden provides a private and sunny retreat with patio seating areas, mature planting, fruit trees, a charming pond feature and a superb summer house with power and lighting, along with an insulated workshop. To the front, a gated driveway provides excellent parking for several vehicles, creating an attractive approach to this characterful coastal home. Situated in a highly desirable location close to the sandy beaches of Berrow and Blean, along with local shops, cafes and coastal walks, this property offers not only a beautiful home but also the flexibility to adapt as lifestyle needs change.

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

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



- POTENTIAL SELF CONTAINED ANNEXE
- BEAUTIFULLY LANDSCAPED SOUTH FACING GARDEN
- GENEROUS DRIVEWAY PARKING AVAILABLE
- CHARACTERFUL HOME NEAR BEACHES
- VERSATILE MULTI GENERATIONAL LIVING SPACE
- SPACIOUS LIGHT FILLED LOUNGE
- MODERN FITTED KITCHEN BREAKFAST ROOM
- SUMMER HOUSE WITH POWER
- WORKSHOP OR HOBBY SPACE



Annexe Potential

The ground floor layout naturally lends itself to the creation of a self contained one bedroom annexe, incorporating the existing study, utility room, shower room, dining room and conservatory. Subject to the necessary works, this could provide independent accommodation for a relative, guest suite, or potential rental opportunity.

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

Beautifully landscaped south facing garden enjoying sun throughout the day, with stone patio seating areas, mature planting, fruit trees and a charming pond feature. The garden also includes a superb summer house with power and lighting along with an insulated workshop, making it ideal for hobbies, home working or entertaining.

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.

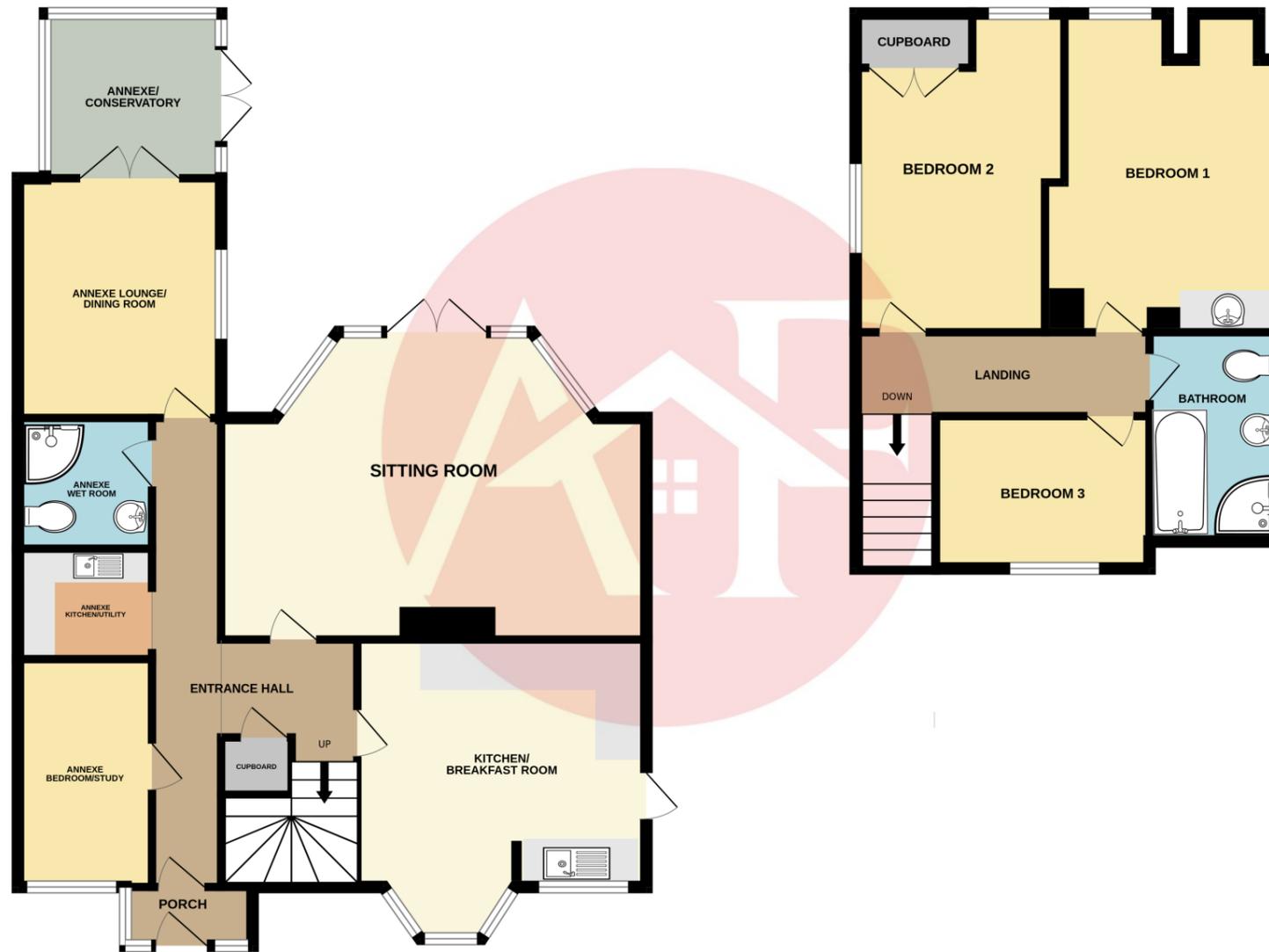




GROUND FLOOR

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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1ST FLOOR



Building Safety

Non Reported

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

EPC Rating: D (64)

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

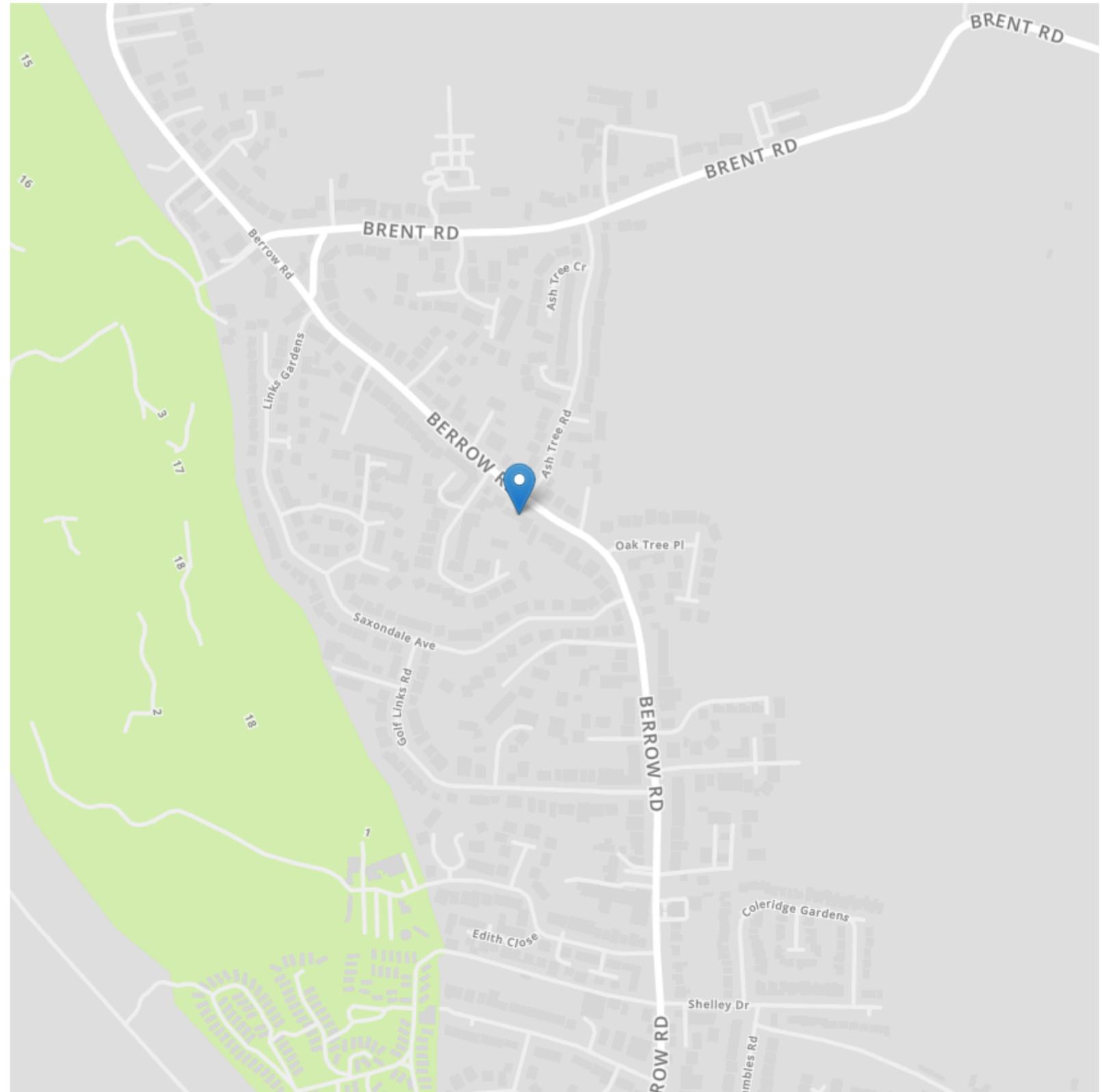
Is the property listed? No

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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