



Wicknoll House, Brent Knoll, Highbridge TA9 4BX

£650,000 Freehold

COOPER  
AND  
TANNER







# Wicknoll House, Brent Knoll, TA9 4BX

 4  3  3 EPC C      £650,000 Freehold

## Description

A much-loved four-bedroom character home, with stables, extensive outbuildings and paddock, Wicknoll House is nestled at the base of the knoll between the sought-after villages of Brent Knoll and East Brent.

Offering an exciting project inside and out, this house, with its versatile outbuildings, stables and paddock, is awaiting a new lease of life. According to the vendors, the house dates back to the 1850s and has been renovated and extended over the years, prior to their ownership, to create more spacious and modern accommodation which is now in need of some loving care and attention. A double storey extension enlarged the sitting room and incorporated a central, dual aspect fireplace which is fitted with a gas stove. A second, more intimate reception room is a cosier place to sit and relax or could offer potential for a study or home office. A large conservatory extends the living space into the gardens where doors can be flung open onto paved terracing, perfect for alfresco dining and relaxing on warmer days. The kitchen is fitted with a range of wall and base units with contrasting work surfaces with integrated dishwasher and electric double oven, a gas-fired range and stove and space for a freestanding fridge/freezer. An adjoining

breakfast room is also fitted with matching wall and base units, and there is space for a breakfast table. Further space and plumbing for appliances and storage can be found in the utility room which is adjacent to the cloakroom.

Upstairs, the spacious principal bedroom stretches over the sitting room, and benefits from an ensuite shower room and has views over the garden and paddock across to the knoll. The other large double bedroom also has an ensuite whilst the two further bedrooms share a spacious family bathroom.

As the property is side on to the road, the front of the house looks onto the driveway where there is parking for multiple vehicles and access to the double garage door. The front of the garage is now a storage space with a WC, and an attached outbuilding, accessed through the garage, has previously been used as a cattery business, but this versatile space could provide a number of uses to the new owners (subject to necessary consents). The garden runs adjacent and is mainly laid to lawn with a shingle pathway, at the back of which is the stable block, hard standing and paddock. The total plot extends to approximately three quarters of an acre.















## Location

Brent Knoll and East Brent are sought-after villages between the seaside resort towns of Burnham-on-Sea (approximately 4 miles) and Weston-super-Mare (approximately 10 miles) with catchment areas for Brent Knoll Primary School which feeds into King Alfreds Secondary School, and East Brent First School which is in the three tier system feeding into Hugh Sexey Middle School and Kings of Wessex Academy.

There is also a village shop, church, village hall, public house, a doctors' surgery, and two recreation grounds. Locally there is Burnham and Berrow Golf Club, sailing at Cheddar Reservoir, yacht clubs, horse riding, walking, tennis, bowls and cricket clubs along with numerous other societies and associations.

The M5 junction 22 at Edithmead is approximately two and half miles' drive giving excellent access to Bristol, Taunton, Exeter and the M4 corridor. The nearest railway links can be found at Highbridge and at Weston super Mare. Bristol Airport is within approximately 15 miles away.



**Local Information:** Brent Knoll

**Local Council:** Somerset

**Council Tax Band:** G

**Heating:** Gas

**Services:** Mains

**Tenure:** Freehold



### Motorway Links

- M5



### Train Links

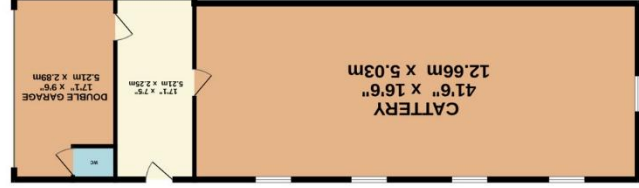
- Highbridge and Burnham
- Weston-super-Mare
- Bridgwater



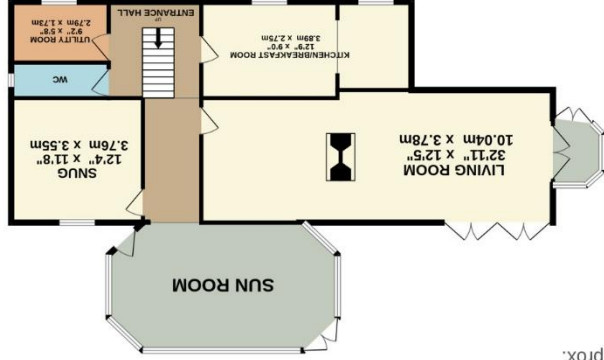
### Nearest Schools

- East Brent First School
- Brent Knoll CofE Primary School

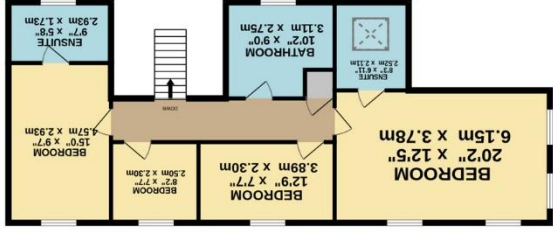




GROUND FLOOR  
2165 sq.ft. (201.1 sq.m.) approx.



1ST FLOOR  
842 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA : 3007 sq.ft. (279.4 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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