

Bramley Cottage, 9 Alstone Lane, Highbridge, Somerset, TA9 3DR

Guide Price: £675,000 Freehold

westcoast PROPERTIES

- Charming detached period home dating back to the 1800s.
- Four double bedrooms, with three en-suite shower rooms.
- Four versatile reception areas including a lounge/family room, snug and conservatory.
- Spacious kitchen/dining room, ideal for family living and entertaining.
- Detached one-bedroom cottage, perfect for multi-generational living or guest accommodation.





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Property Description:
*** A Rare Opportunity to Acquire a Beautiful Four Bedroom Period Home with a Detached Cottage Annexe ***

Dating back to the 1800s and occupying substantial, beautifully maintained grounds, Bramley Cottage is an exceptional character home that effortlessly combines period charm with versatile modern living. Offering generous accommodation throughout together with a detached one-bedroom cottage, this is an ideal property for multi-generational living, those seeking additional income, or buyers looking for a lifestyle change.

The main residence is entered via a welcoming hallway which leads to a superb, spacious lounge/family room, providing the perfect space for both everyday family life and entertaining. At the heart of the home is a large kitchen/dining room, thoughtfully designed to create a sociable living space, while a cosy snug offers a peaceful retreat. A delightful conservatory overlooks the attractive gardens and provides an ideal place to relax throughout the seasons. Completing the ground floor is a convenient WC.

To the first floor are four well-proportioned bedrooms, three of which benefit from their own en-suite shower rooms, offering excellent flexibility for larger families or visiting guests.

Outside, the property truly comes into its own. The extensive, mature gardens have been lovingly maintained and provide a wonderful degree of privacy, with expansive lawns, established planting and plenty of space for children, entertaining or simply enjoying the surrounding countryside.

A particular feature of the property is the detached one-bedroom cottage. Fully self-contained, it offers endless possibilities, whether utilised as accommodation for a dependent relative, guest accommodation, a successful Airbnb or holiday let, or as a long-term rental providing a valuable additional income stream (subject to any necessary consents).

Enjoying a peaceful setting within the sought-after village of West Huntspill, Bramley Cottage offers the perfect balance of rural tranquillity whilst remaining conveniently positioned for Burnham-on-Sea, Highbridge, excellent commuter links via the M5 and a range of local amenities.

Properties of this nature, combining character, extensive accommodation, beautiful grounds and a separate income-generating cottage, are seldom available. An internal viewing is essential to fully appreciate everything this outstanding home has to offer.

Material Information:

Freehold
EPC - on order
Council Tax Band C (£2284.66 per year 2025/26)
Flood Risk Summary - https://check-long-term-flood-risk.service.gov.uk/risk#


HOME







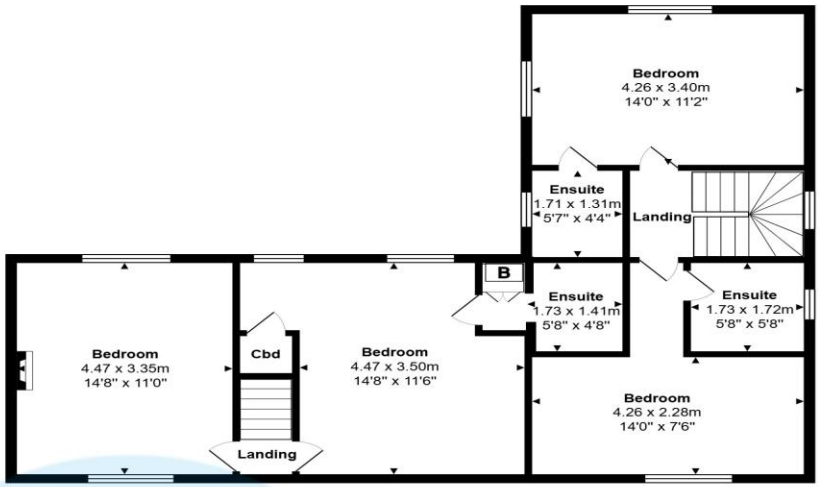

VIEWING ARRANGEMENTS:

By appointment with Westcoast Properties
Tel. No: 01278 784884
E-mail: infoburnham@westcoastproperties.uk.com
websites including www.westcoastproperties.uk.com, www.onthemarket.com and www.rightmove.co.uk

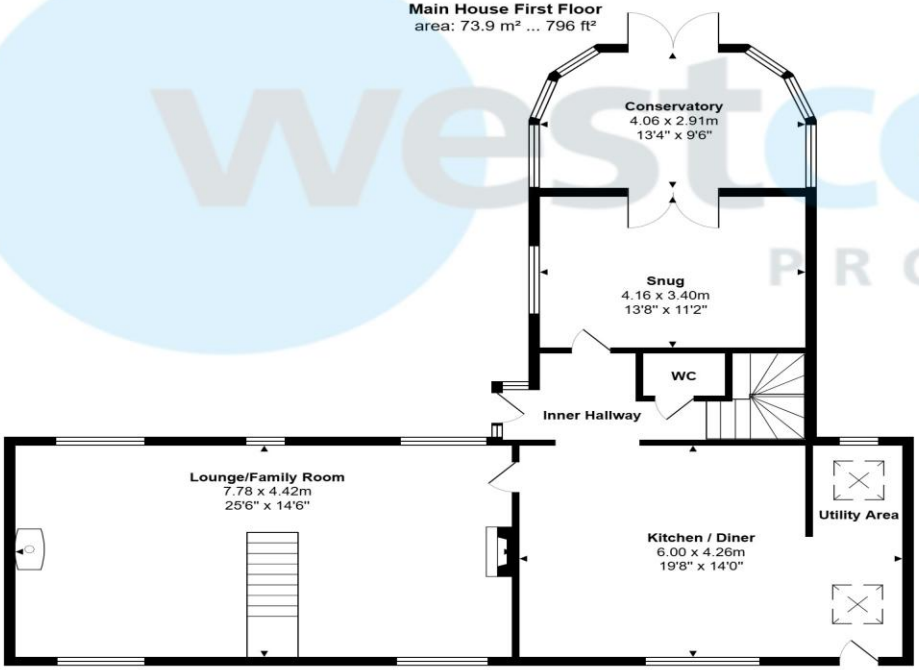
PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

PLEASE NOTE:

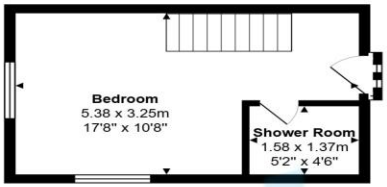
1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 7. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.
Consumer Protection from Unfair Trading Regulations 2008.
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or to fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mention within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Main House First Floor
area: 73.9 m² ... 796 ft²



Main House Ground Floor
area: 91.9 m² ... 989 ft²



Cottage First Floor
area: 17.6 m² ... 189 ft²



Cottage Ground Floor
area: 17.5 m² ... 188 ft²

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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