

Briarbank, Hurn Lane, Berrow, Burnham-on-Sea, Somerset, TA8 2QT

Guide Price: £450,000 Freehold

westcoast PROPERTIES

- First time to market since 1959 – a rare opportunity to acquire a much-loved home that has remained in the same ownership for over 65 years.
- Tucked away private position set well back from Hurn Lane, offering peace, privacy and seclusion, just moments from Berrow Beach and Berrow Golf Club, perfect for those seeking a coastal lifestyle.
- Substantial detached bungalow extending to approximately 1,657 sq ft, with four bedrooms and generous living accommodation.
- In need of modernisation throughout, presenting exceptional scope to improve





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*** FOUR BEDROOM DETACHED BUNGALOW IN GENEROUS GROUNDS *** NO ONWARD CHAIN ***
A rare opportunity to breathe new life into a much-loved family home, set in approximately 0.35 of an acre, tucked away in one of Berrow's most sought-after positions, just moments from the beach and golf course.

Held by the same owner since 1959, Briarbank comes to the market for the first time in over six decades, offering a truly unique opportunity to create a wonderful home in an exceptional setting. Set back from Hurn Lane and approached via a sizeable private driveway, the property enjoys a peaceful, secluded position hidden from the road, surrounded by mature gardens that have been lovingly tended over the years.

Requiring modernisation throughout, this substantial detached bungalow presents an exciting blank canvas for those seeking a property they can renovate, extend further if required (subject to the necessary consents), and make entirely their own. The generous accommodation extends to approximately 1,657 sq ft and offers excellent versatility, with four bedrooms, a spacious lounge/diner, kitchen/diner, family bathroom, conservatory entrance porch, utility room, workshop and detached garage.

Outside, the grounds are a particular feature. The mature plot wraps around the property and provides a wonderful sense of privacy and tranquillity, with established trees, shrubs and planting creating a peaceful haven. A delightful series of three ponds with a waterfall feature (when the pump is running) creates an attractive focal point within the garden, providing a picturesque setting rarely found so close to the coast. For those with green fingers, the property also benefits from a large greenhouse complete with staging and water supply, offering excellent space for growing and cultivation. The extensive driveway provides ample off-road parking for numerous vehicles, including cars, motorbikes, a motorhome or caravan, alongside access to the detached garage.

The location is equally appealing. Berrow's renowned championship golf course and miles of sandy beach are just a short stroll away, allowing buyers to enjoy the very best of coastal living while remaining within easy reach of local amenities and transport links.

Properties with such history, character and potential seldom become available. Briarbank is more than simply a house; it is a home that has been cherished by one family for generations and now awaits its next chapter. Offered to the market with no onward chain. The family live locally and, should prospective purchasers wish, would be happy to meet with them to answer any questions and help provide reassurance, trust and confidence on both sides.

Please note that probate has not yet been granted but is currently in the process of being obtained. Viewing is highly recommended to fully appreciate the setting, scale and opportunity on offer.

Material Information
Freehold
EPC: On Order
Council Tax Band E (£3,141.40 per annum for 2026/27)
Flood Risk Summary: Very Low









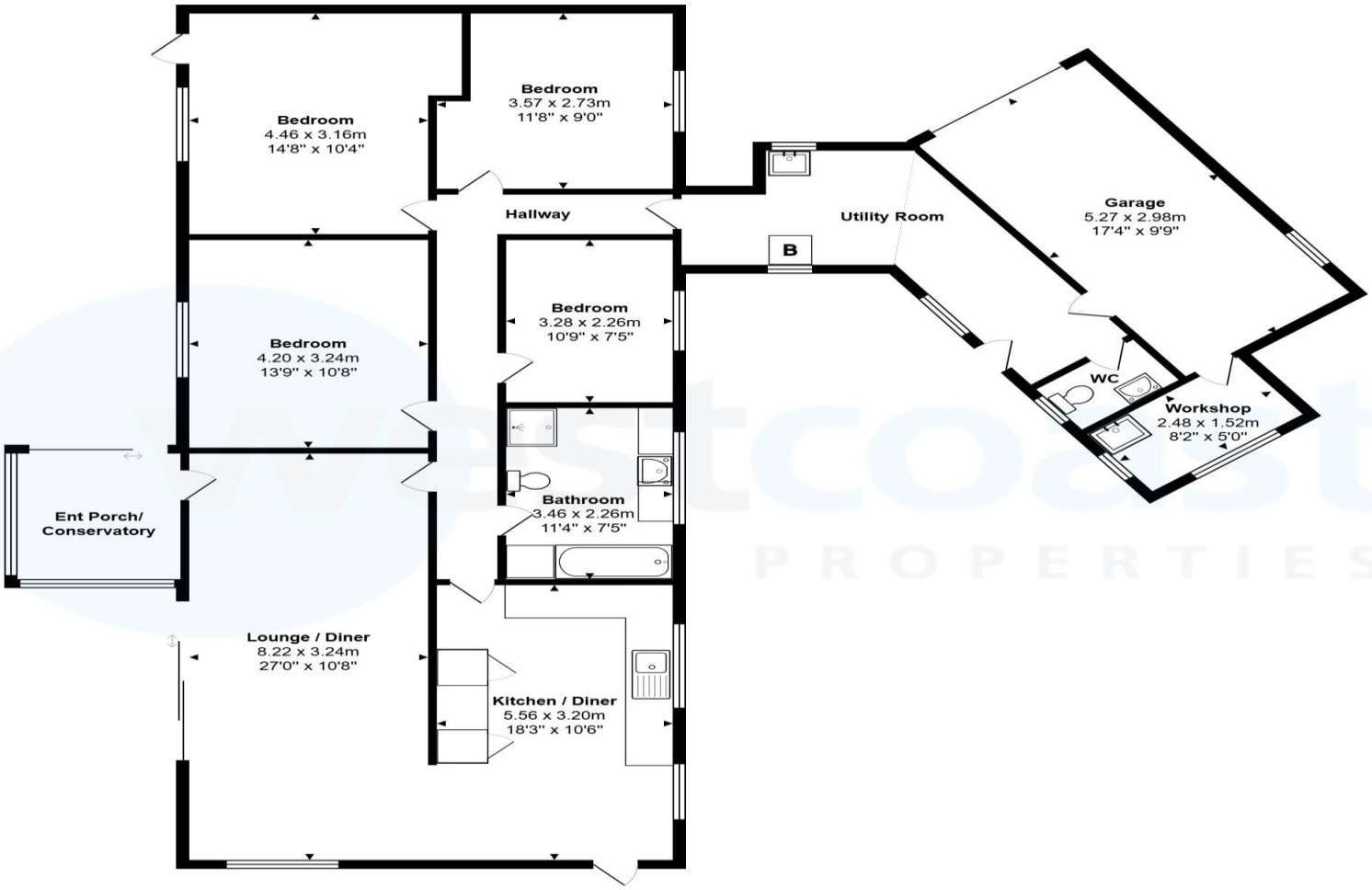

VIEWING ARRANGEMENTS:

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.



total area: 153.9 m² ... 1657 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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