

1 Brent Broad, Burnham-on-Sea, Somerset, TA8 2PX

Asking Price: £450,000 Freehold

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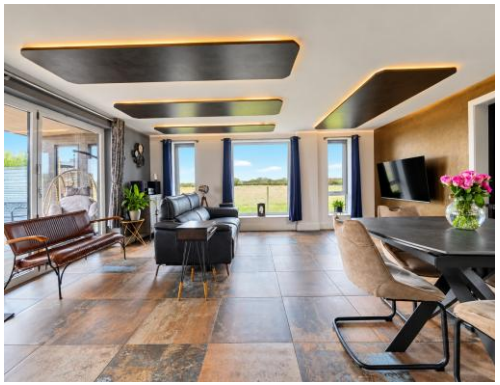
- Exceptional four-bedroom cottage, extensively extended and transformed
- Approximately 1,626 sq. ft. of beautifully appointed accommodation
- Stunning show-home-quality presentation with high-end contemporary finishes throughout
- Magnificent 23'8" x 19'5" open-plan lounge/kitchen/diner
- Separate family/dining room offering versatile additional living space
- Spectacular principal bedroom with luxurious, generously proportioned en-suite bathroom





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An Exceptional Period Cottage, Beautifully Extended and Finished to an Outstanding Standard, Enjoying Breathtaking Countryside Views

Originally a charming period cottage, this truly exceptional four-bedroom home has undergone an extensive programme of extension and transformation, approximately doubling its original size to create a stunning combination of traditional character and contemporary luxury. Finished to an exacting standard throughout, the property offers beautifully presented, show-home-quality accommodation extending to approximately 1,626 sq. ft., with an emphasis on space, natural light and high-quality fixtures and fittings.

Undoubtedly one of the standout features is the magnificent open-plan living, kitchen and dining area, measuring an impressive 23'8" x 19'5". Designed with modern living and entertaining in mind, this superb space forms the heart of the home, complemented by a separate family/dining room offering further versatility. A useful utility area and additional shower room/WC complete the ground floor accommodation, alongside a generously proportioned bedroom.

The first floor is equally impressive, providing three further bedrooms and a beautifully appointed family bathroom. However, the real showstopper is the spectacular principal bedroom suite, a wonderfully spacious and luxurious retreat measuring approximately 19'5" x 11'8", complemented by a stunning, generously proportioned en-suite bathroom. Together, these create a truly exceptional main bedroom suite that would not look out of place in a high-end boutique hotel.

Throughout the property, the attention to detail is immediately apparent, with stylish contemporary finishes, quality materials and a beautifully considered blend of old and new. Externally, the property continues to impress, benefiting from off-road parking for numerous vehicles and, perhaps most notably, absolutely outstanding views across the surrounding countryside. These wonderful open vistas provide a beautiful backdrop to what is already a remarkable home.

Truly a rare opportunity to acquire a beautifully transformed period property that effortlessly combines cottage charm with contemporary luxury, exceptional living space and a truly enviable countryside outlook. Internal viewing is essential to fully appreciate the quality, space and setting of this outstanding home.

Material Information:
Freehold
EPC D
Council Tax Band C
Flood Risk Summary: https://check-long-term-flood-risk.service.gov.uk/risk# (low)

As part of our legal obligations under the Proceeds of Crime Act 2002 and the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of all purchasers and establish the source of the funds being used for the purchase. Therefore, please note that once your offer has been accepted a non-refundable fee of £43.20 is chargeable to each purchaser to cover the costs of carrying out these required identity and AML (Anti Money Laundering) checks.










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

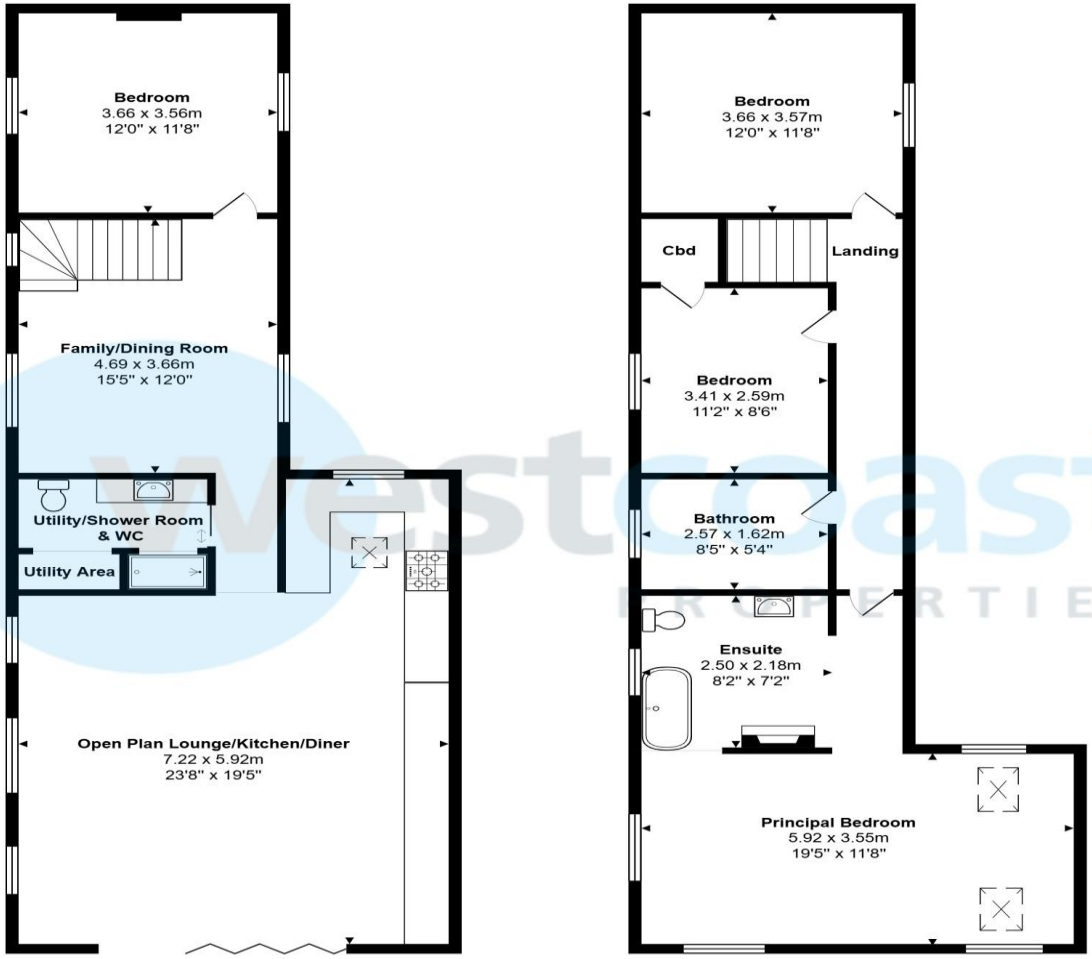
PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

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: 151.0 m² ... 1626 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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