



Eastfield House, Old Bristol Road, East Brent, Somerset, TA9 4HX



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS



# Eastfield House, Old Bristol Road, East Brent, Somerset, TA9 4HX

£1,250,000

Welcome to Eastfield House in East Brent, a charming village nestled in the picturesque county of Somerset. Known for its idyllic countryside and close proximity to the stunning coastline, East Brent offers a peaceful and tranquil setting for residents to enjoy. Eastfield House presents a once in a lifetime opportunity to own a prestigious and commanding family home, set in circa two acres of extensive grounds. This is a rare chance to secure a property that offers not only ample living space but also the potential for an additional income stream. With its impressive gated front entrance, extensive garaging, workshop and storage space, this property caters to all your practical needs. Of the many standout features of this property, is the detached outbuilding, currently serving as a versatile office space that allows you to work comfortably from the convenience of your own home. This space is ideal for those looking to achieve the perfect work-life balance. If you enjoy entertaining, look no further than the BBQ house and social area, providing an idyllic backdrop for relaxation and hosting gatherings with family and friends. Whether a barbecue or a cozy winter get-together, this space will undoubtedly leave a lasting impression. Recently extended, this home features a fantastic, light and bright kitchen, dining, and living room to the rear. The open plan layout creates a seamless flow between the spaces, making it ideal for both everyday living and entertaining. There are three impressive bedrooms on the first floor, the master with an en-suite and fantastic dressing area, and a fourth on the ground floor which is currently used as a home gym. Located a short distance from the property, you'll find a range of local amenities including quaint shops, traditional pubs, and convenient transport links. Surrounded by natural beauty, East Brent is the perfect setting for those who enjoy country pursuits. From leisurely walks along the Mendip Hills to exploring the nearby Somerset Levels, there is something for everyone to enjoy.

- An executive and commanding, four bedroom, freehold, detached family home
- One bedroom annexe for the extended family or potential additional income
- Fantastic, detached outbuilding currently used as office space
- Impressive gated front entrance leading to a block paved driveway
- Substantial gardens and grounds, presented over circa two acres to include a landscaped pond, mature lawns, trees and hedging
- Extensive garaging, workshop and storage space
- A tremendous BBQ house and social area, idyllic for relaxing and entertaining
- Recently extended, with a fantastic, light and bright kitchen, dining and living room to the rear
- EPC Rating D68, Council Tax Band G





# Accommodation

## Entrance

On approach to the property from the block paved driveway there is a pathway and step up to a UPVC double glazed entrance door and window into entrance hallway.

## Entrance Hallway

A commanding and inviting entrance area with real wood flooring, hardwood doors, skirting and architrave throughout, two useful storage cupboards, doors to ground floor rooms, ceiling spotlights, wall lighting.

## Cloakroom

Tiled flooring and part panelled walls, low level W/C, wash hand basin over vanity unit, UPVC double glazed windows, heated towel rail, ceiling light.

## Dining Room

A formal dining area with real wood flooring to match, two UPVC double glazed windows, radiators, ceiling spotlights, a flexible area with double doors to both the main living area and study.

## Study

A wonderful study area with a UPVC double glazed bay style window to front, radiator, ceiling spotlights.

## Bedroom Four / Games Room

Currently used as a home gym, a light and bright room with a UPVC double glazed bay style window to side and another window to front, radiator, ceiling spotlights.

## Sitting Room / Playroom

UPVC double glazed window, radiator, ceiling spotlights.

## Open Plan Kitchen, Living and Dining Room

Recently extended to an immaculate standard throughout... What an impressive hub of the home!

## Kitchen / Dining Area

Tiled flooring and underfloor heating throughout, a well presented range of wall and floor units with quartz worktops over, fantastic cooking island and breakfast bar feature with inset ceramic sink and swan neck mixer tap over, five-burner gas hob with extraction fan, three eye-level ovens and warming drawer, integrated fridge freezer and dishwasher, tremendous sliding aluminium double glazed doors onto rear patio area, fixed full length window panes, fantastic skylight window, air conditioning unit, ceiling spotlights and pendant lighting, opening to main living area, door to pantry, entrance hallway and boot room.

## Living Area

Tiled flooring to match, a fantastic, fitted media wall with storage cupboards, shelving and fireplace feature, aluminium double glazed sliding doors onto rear patio, double doors to dining area, air conditioning, ceiling spotlights.

## Pantry

Tiled flooring to match the kitchen, floor units with worktops and fitted shelving, ceiling spotlights.

## Boot Room

Tiled flooring, radiator, ceiling spotlights, an excellent dog wash area behind sliding timber doors with an electric shower, raised shower tray with part tiled walls, heated towel rail, fitted storage cupboard and shelving, ceiling spotlights.

## Rear Hall / Utility

UPVC double glazed door to the front driveway, double glazed window, tiled flooring with steps down to a utility area, floor units, space and plumbing for appliances, two radiators, ceiling spotlights, door to boot room / utility area.



## Stairs rising from entrance hallway to the first floor landing

### First Floor Landing

Two UPVC double glazed windows to front flooding the landing and staircase with light, galleried style landing with metal and timber balustrade, two useful storage cupboards, roof access hatch, doors to first floor rooms, two radiators, wall and ceiling lights.

### Family Bathroom

A light and bright main bathroom with tiled flooring and part tiled walls, low level W/C, wash hand basin over vanity unit, panelled bath, walk in style shower with tiled dwarf walls and shower screen above, heated towel rail, UPVC double glazed window, extraction fan, ceiling spotlights.

### Bedroom Three

Dual aspect UPVC double glazed windows, radiator, fitted wardrobes, drawers and dressing table, ceiling lights.

### Bedroom Two

Tremendous double bedroom with dual aspect UPVC double glazed windows, radiator, fitted wardrobes and dressing table, ceiling lights.

### Bedroom One

A commanding master bedroom with a UPVC double glazed window overlooking the rear garden, impressive fitted wardrobes, door to en-suite, opening to dressing area, radiator, ceiling lights.

### En-suite

A well presented en-suite bathroom with tiled flooring and part tiled walls, fantastic jacuzzi style panelled bath, low level W/C, dual floating wash hand basin over vanity unit, walk-in style mains fed shower with part tiled walls and glass screen, UPVC double glazed window, heated towel rail, ceiling spotlights.

### Dressing Room

Formerly Bedroom Four / Five, a fantastic dressing area with fitted wardrobes, UPVC double glazed window to front, radiator, ceiling spotlights.

### One Bedroom Annexe

#### Entrance

A private entrance with UPVC double glazed door from the front driveway into main living area.

#### Kitchen / Living / Dining Room

A flexible living area with a UPVC double glazed bay style window to front and another to side, wood effect flooring throughout, radiator, ceiling lights, spotlight track. A range of wall and floor units with worktops and tiled splashbacks over, one and a half bowl stainless steel sink and drainer, four-ring electric hob with oven under and extraction hood over, space for fridge freezer, door to bedroom.

#### Bedroom

Wood effect laminate flooring, UPVC double glazed window, radiator, ceiling light, door to rear hallway.

#### Rear Hallway

A built in storage cupboard, door to shower rooms and bedroom, ceiling light.

#### Shower Room

Low level W/C, wash hand basin over vanity unit, enclosed mains fed shower, heated towel rail, UPVC double glazed window, extraction fan and ceiling light.

#### Utility Room / Boot Room

Tiled flooring to match, a range of floor units with worktops and tiled splashbacks over, inset sink and drainer, space and plumbing for appliances, UPVC double glazed window and stable style door to rear garden, radiator, ceiling spotlights, connecting door to the one bedroom annex.





## Outside

### Front Entrance, Driveway and Gardens

As you approach the property, you are met with a prestigious entrance with brick walls, electronically operated timber gates and entry phone system. The gated entrance leads you to a block paved front driveway area, lawns, mature trees shrubs, hedging and fantastic water feature. To the side of the property is a tarmac driveway leading to the rear gardens and outbuildings.

### Rear Gardens

A fantastic enclosed rear lawn, flower bed borders, trees with steps up to the patio area and main living area. Enclosed by stone walling, and gated access to the paddock and grounds.

### BBQ House

Prepare to be impressed with this incredibly social area. A timber structure with vaulted ceiling features, ideal for family BBQ's, entertaining and relaxing. Power supply points and lighting.

### Gardens and Grounds

Beyond the formal lawn there are further grounds with a landscaped pond, seating pergola area, mature trees, hedges and expansive lawns. Please note, this area has agricultural use.

### Outbuildings

Two detached outbuildings, one used as offices and the other used as a workshop and storage.

### Offices

UPVC double glazed doors into main office room.

### Room One

Wood effect laminate flooring, UPVC double glazed windows, door to W/C facilities, door to office two and kitchen, ceiling spotlights, air conditioning.

### Kitchen

UPVC double glazed stable style door to side and window, a range of wall and floor units with worktops and upstands over, stainless steel sink and drainer, space for appliance, ceiling spotlights.

### Room Two

A separate office room with UPVC double glazed windows and door to a separate cloakroom.

### W/C Facilities

Two separate toilet cubicles with low level W/C's, wash hand basin, electric heaters.

### Workshop and Storage

Double timber doors for access to part of the building, UPVC double glazed door to access the other part, UPVC double glazed window, power supply and lighting.

### Storage

To the side of the office block, there are timber doors to further storage rooms.

### Tenure

Freehold.

### Services

Mains electric, gas, water and drainage.











































Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Floor 0 Building 1

Approximate total area<sup>(1)</sup>

3029.78 ft<sup>2</sup>  
281.48 m<sup>2</sup>

Reduced headroom

38.38 ft<sup>2</sup>  
3.57 m<sup>2</sup>

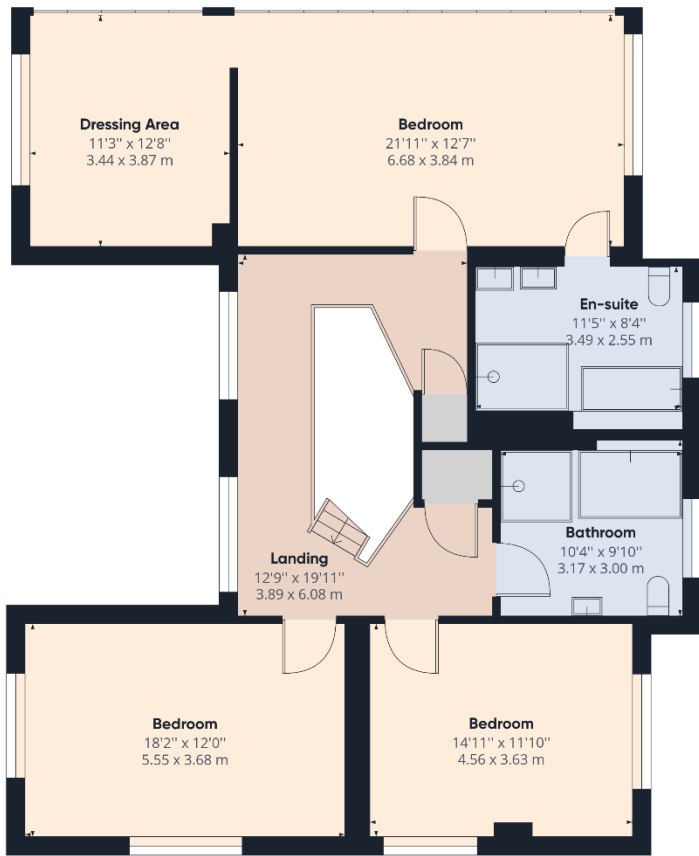
(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

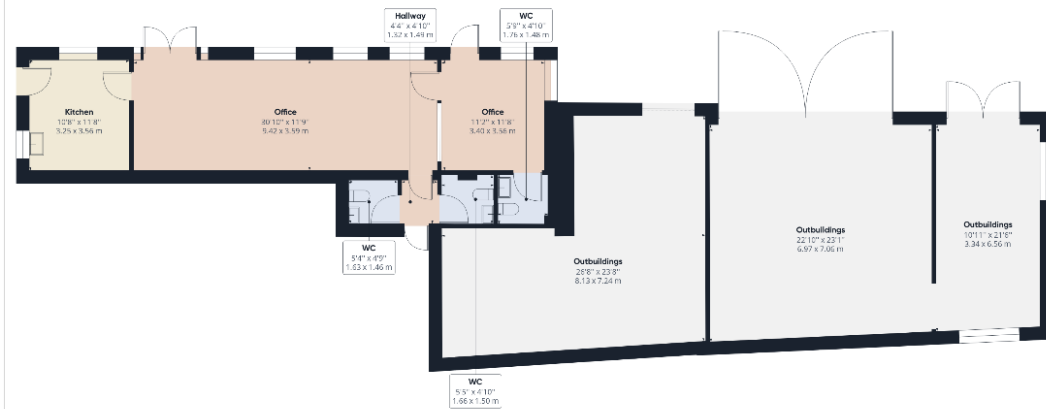
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1 Building 1



Building 2

Approximate total area<sup>(1)</sup>  
2007.60 ft<sup>2</sup>  
186.51 m<sup>2</sup>

(1) Excluding balconies and terraces

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2007.60 ft<sup>2</sup>  
186.51 m<sup>2</sup>

(1) Excluding balconies and terraces

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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

DAVID  
PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

12 South Parade, Weston-super-Mare,  
North Somerset, BS23 1JN

01934 815 053 info@davidplaister.co.uk

www.davidplaister.co.uk