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FAR SIDE, HILL LANE, BRENT KNOLL, HIGHBRIDGE, SOMERSET

FAR SIDE

Hill Lane, Brent Knoll, Highbridge,
Somerset TA9 4DF

*Detached House set in elevated and unique position
on Brent Knoll, set in 19.74 acres (subject to an AOC)*

DESCRIPTION

The property comprises a detached red brick 4-bed property under a concrete tiled roof built in the early 1970's, with a later additional garden room, with double garage and set in an elevated and unique position on Brent Knoll hill, with gardens front and rear, and benefitting from 19.74 acres of level permanent pasture land adjoining. The property has fantastic views of Brent Knoll and the surrounding area, and is accessed via a small section of privately owned track leading from Hill Lane, with the benefit of a Right of Way for all times and for all purposes over the track.

The residential property is subject to an Agricultural Occupancy Condition (AOC).



There are lawned garden areas to the north and south, with a large parking and turning area in front of the double garage.

Please see floor plans for full details of the internal accommodation.

SITUATION

Situated in Brent Knoll, one of Somerset's most desirable villages, the home benefits from proximity to a local school, church, community shop, and popular village pubs. Just minutes from key transport links, the property offers both a peaceful village lifestyle and convenient access to nearby towns.

OUTSIDE

Gardens to the front and rear of the property with lawned areas, mature shrubs and a patio area .

THE LAND

The land comprises two parcels of agricultural land laid to permanent grass and classified as Grade III under the DEFRA land Classification Map:

ST3351-5647 – 3.72 ha (9.19ac)

ST3351-6753 – 4.27 ha (10.55 ac)

The land benefits from mains water and is accessed off a private drive or directly off Hill Lane to the east.

SERVICES

The property benefits from a private mains water supply. Mains electricity connected and telephone line (subject to any BT regulations). Septic tank drainage and oil-fired central heating..

OUTGOINGS

Far Side is listed as Band 'F' for Council Tax purposes.

DIRECTIONS

From Junction 22 of the M5 motorway take the 3rd exit onto the A38/Bristol Road towards Weston-super-Mare. Take the next turning left into Brent Street. Follow Brent Street for approximately a quarter of a mile and then turn right into Church Lane. Follow Church Lane for approximately 200m and then turn left onto Hill Lane. Follow the road up the hill and at the crest turn left down the access to the property, which is situated on the right-hand side.

WHAT.3.WORDS

For the exact location download the app and enter;

///tricky. sleepers.presume

TOWN & COUNTRY PLANNING

The land, notwithstanding any description contained in these particulars is sold subject to any Development Plan, Tree Preservation Order, Town Planning Schedule, Resolution or Notice which may be or which may come to be in force, and also subject to any statutory provision of byelaws without any obligation on the part of the Vendors to specify them and the Purchaser shall be deemed to have full knowledge of and to satisfy themselves about the provisions of any such matter affecting the property.

The residential property is subject to an Agricultural Occupancy Condition (AOC) with the following wording:-

The occupancy of the dwelling shall be limited to persons employed or last employed full time locally in agriculture as defined in Section 290 of the Town & Country Planning Act 1971 or in forestry and the depends of such person.

The property was passed planning permission via Planning Ref: 92166/A dated 11th May 1973.

AGRI-ENVIRONMENT SCHEMES

No Agri Environmental Schemes have been entered into.

SPECIAL CONDITIONS

None.

FIXTURES & FITTINGS

Items left in the property to be agreed.



DEVELOPMENT CLAWBACK

The property is not subject to a Development Clawback clause.

RIGHTS OF WAY, EASEMENTS, WAYLEAVES, ETC

The property benefits from a full right of access for all times and all purposes over the access track leading to the property which is maintained on a user basis. The property also benefits from a private water supply which runs up to the Knoll.

VIEWINGS

Strictly by appointment only—please call Greenslade Taylor Hunt on 01278 765588.

JOINT AGENTS:-

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Viewing

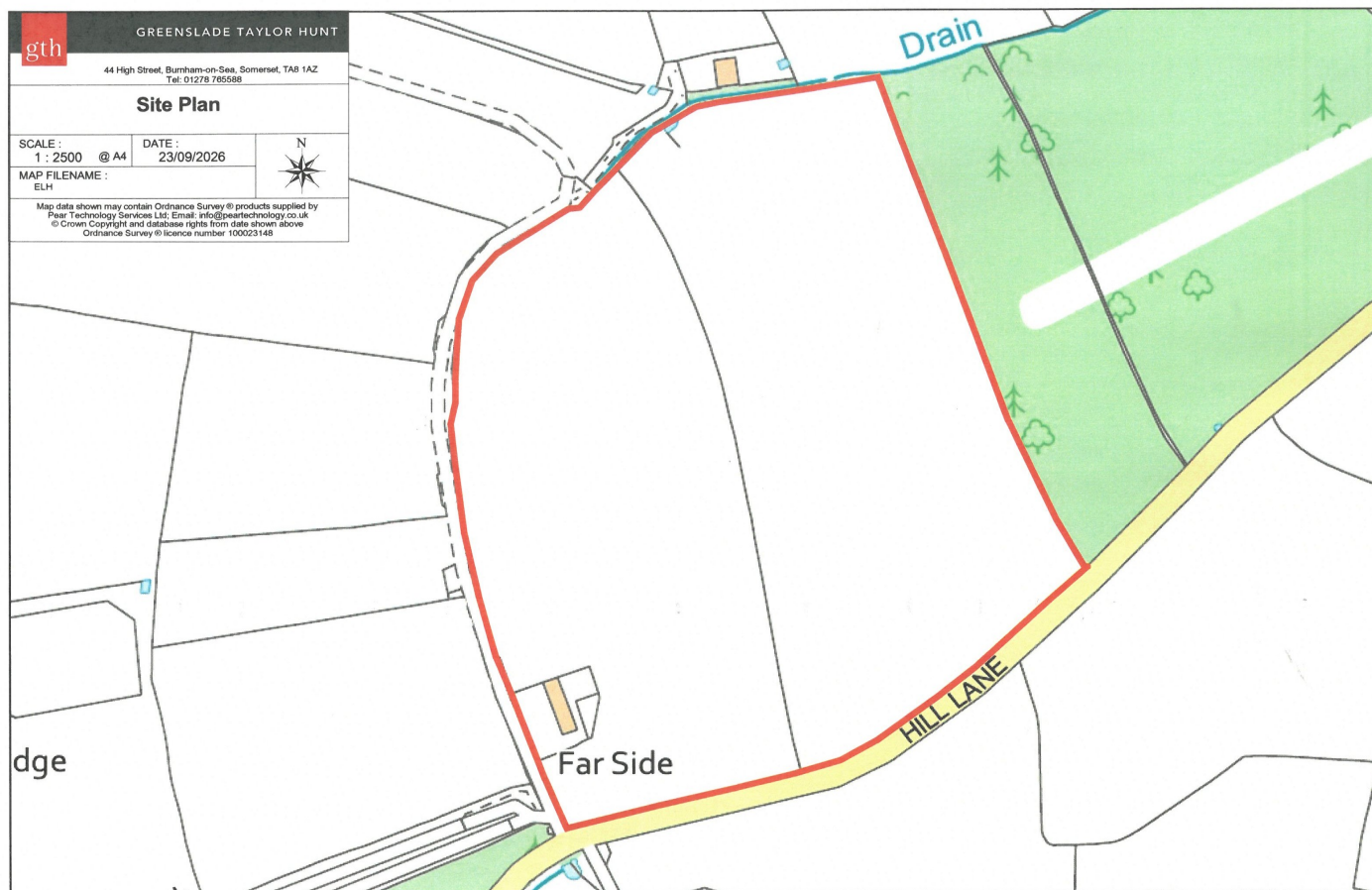
Strictly by appointment with the agents.

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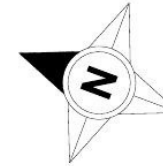
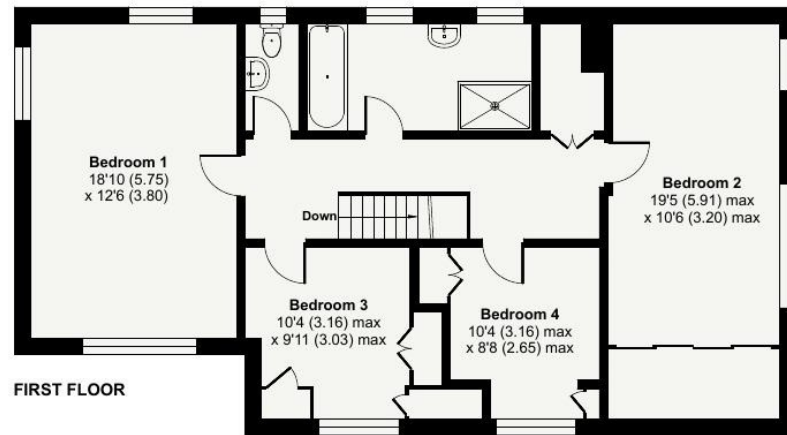
Far Side Hill Lane, Brent Knoll, Highbridge, TA9 4DF

Approximate Area = 2569 sq ft / 238.6 sq m

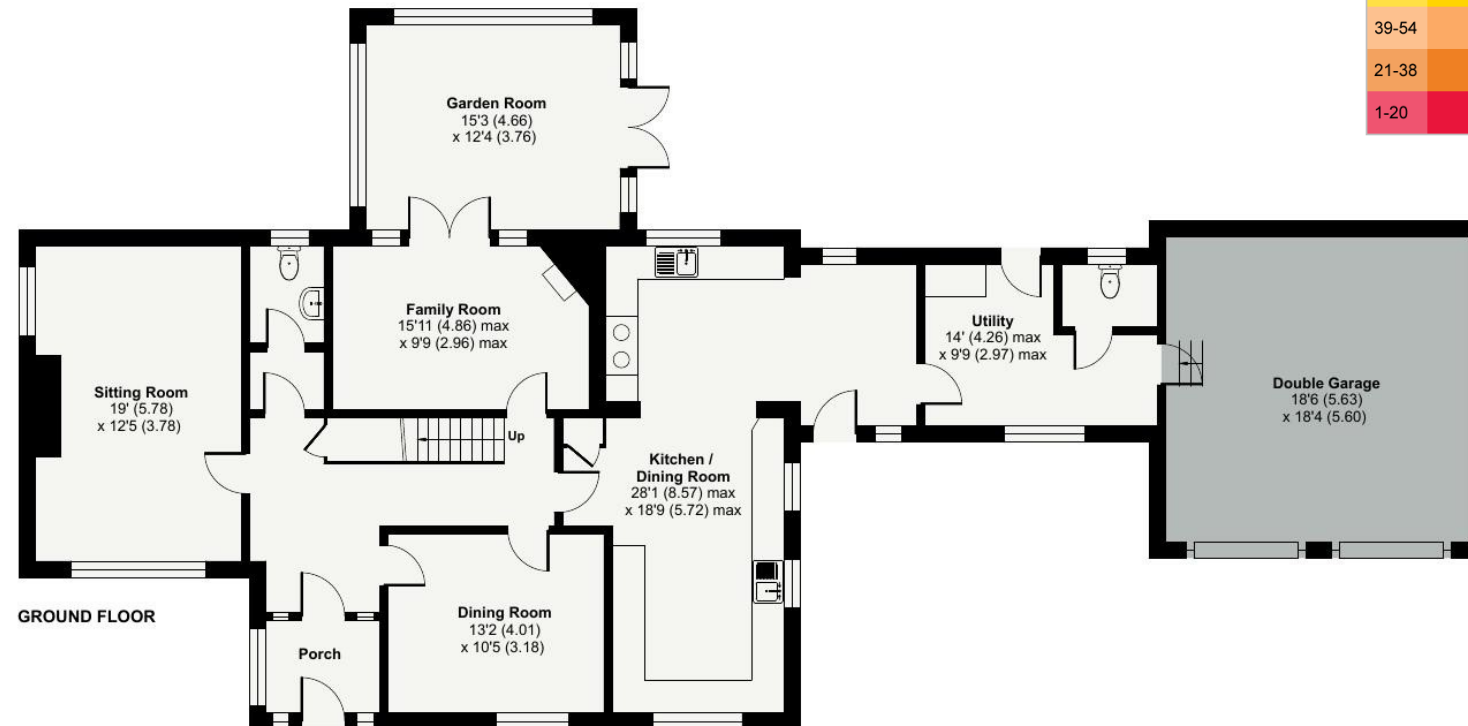
Garage = 339 sq ft / 31.4 sq m

Total = 2908 sq ft / 270 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1520969



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out

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