



BY DESIGN



Woodlands House

Hill Lane, Brent Knoll, TA9 4DF

Woodlands House is a Remarkable Victorian country house of rare distinction.

Set within two acres in the foothills of Brent Knoll, this Victorian country house of over 4,500 sq ft offers six bedrooms, rooms of genuine architectural distinction, and westerly views towards The Quantocks that define the property entirely.

Occupying an elevated, westerly-facing position in the ancient foothills of Brent Knoll, this substantial semi-detached Victorian former hotel sits within approximately two acres of grounds, its ivy-clad red brick façade framed by mature woodland and open sky in equal measure. The view from the front steps - stone urns, a sweeping lawn falling away through established apple trees, countryside unfolding towards the distant Quantock Hills - is the kind that stops the conversation entirely. As the sun descends in the west on a clear evening, it does so directly in front of you, and no description does justice to what that means for daily life here.













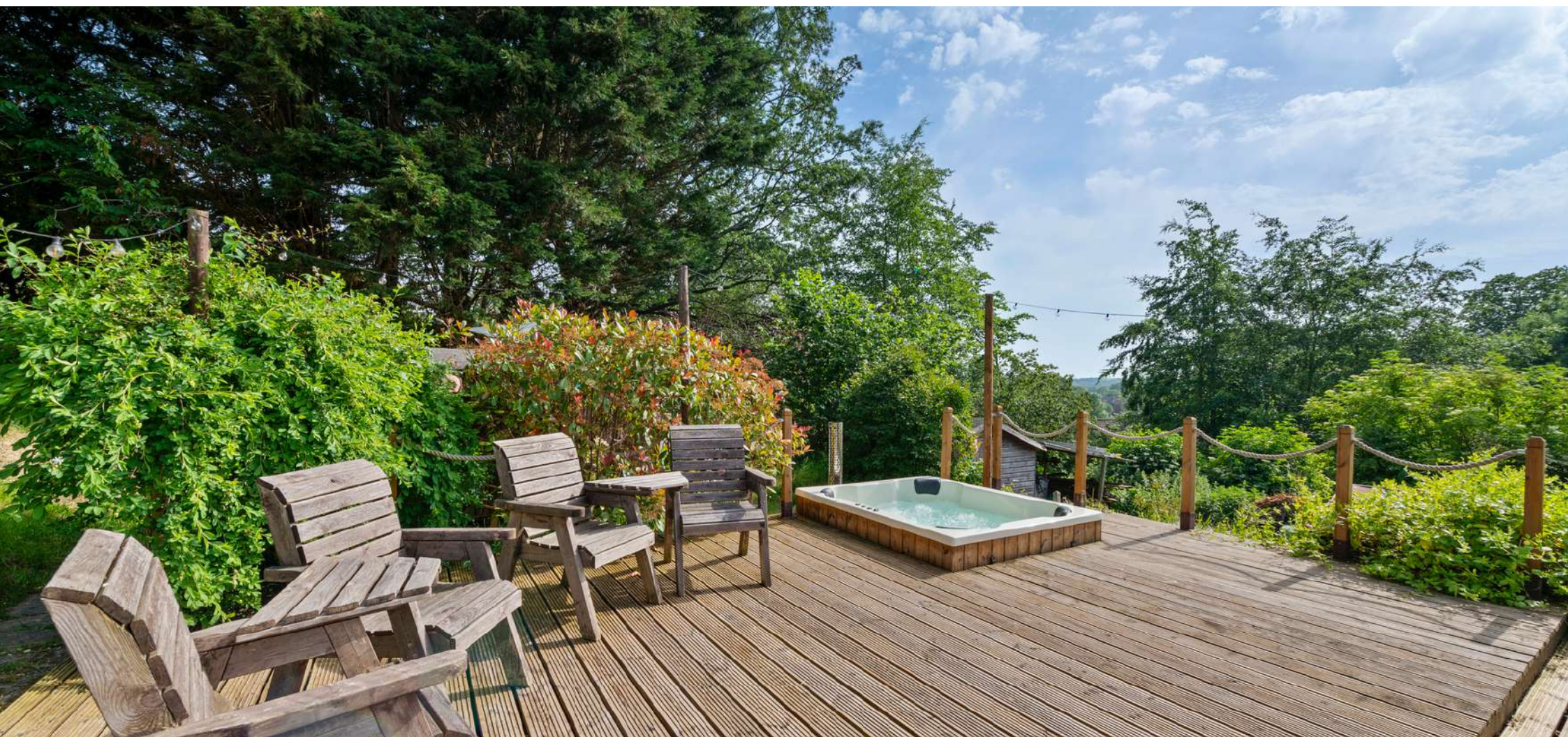


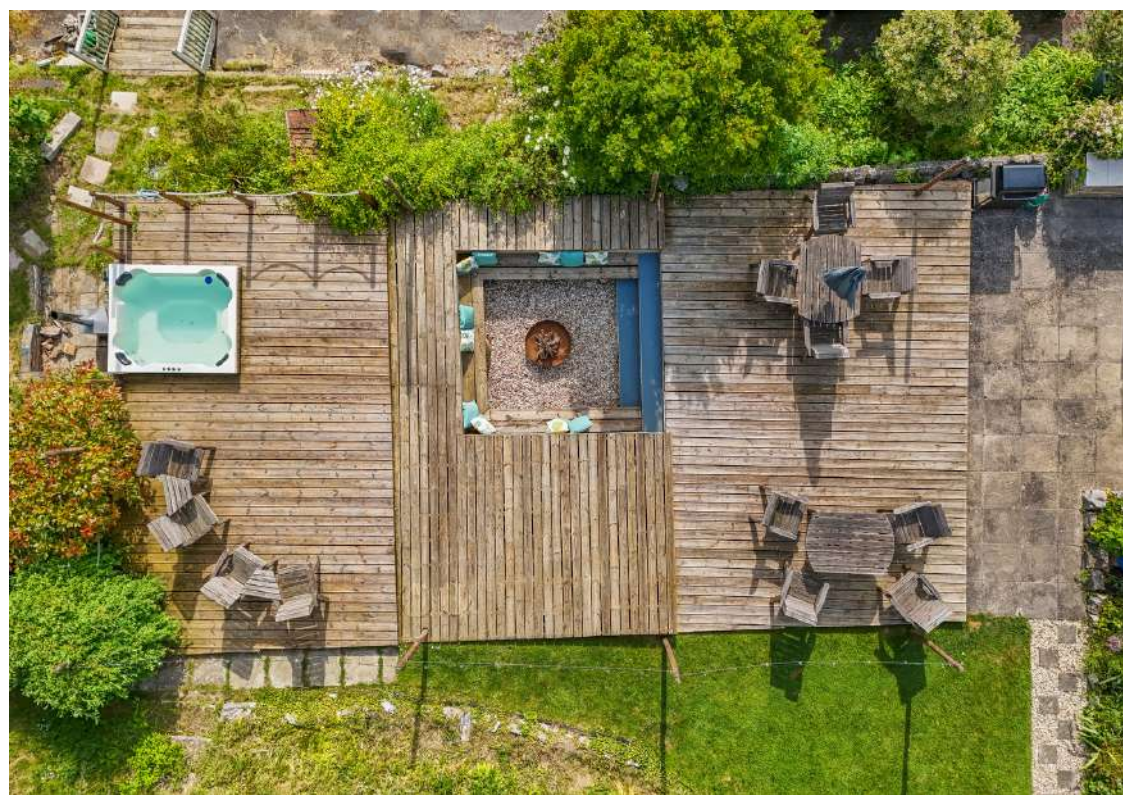




















Key features

Downstairs

The principal drawing room is one of the finest reception spaces at this level. Comfortably arranged around an open fireplace of considerable presence, the room extends through an elegant arched opening into a formal dining area beyond. The proportions throughout are genuinely period: high ceilings, deep cornicing, and a sense of volume.

The kitchen features oak cabinetry paired with granite worktops and a suite of high-specification integrated appliances. An adjoining utility room and a separate pantry and storage room ensures that everything has its place.

The library has a flagstone floor, laid at around 1880, while the bar, by contrast, is unashamedly convivial: red-walled, with its own open fireplace, and a counter from which to dispense hospitality.

A light-filled sun room opening to the garden terrace and a separate crafting room with direct garden access complete the ground floor reception offering, alongside an independent cloakroom.

Upstairs

The first floor has six bedrooms in total, five of which have their own en suite facilities. Generous in proportion throughout, the principal rooms benefit from the elevated outlook that defines the house - westerly-facing windows framing views across the grounds and the countryside beyond, where the light changes hourly and the horizon seems to extend further than it has any right to. The sixth bedroom, currently employed as a store room, represents straightforward additional potential. An independent cloakroom completes the first floor.

Outside

The entertaining terrace has been developed with serious outdoor living in mind: a substantial timber deck accommodates a wood-fired hot tub, a firepit, and a built-in BBQ counter, all oriented to take full advantage of the westerly aspect and the rolling pastoral views beyond. Festoon lighting strings between timber posts give the space an atmosphere at dusk that the twilight photography barely captures. The front lawn is broad and unhurried, populated by established apple trees and provides space to just enjoy. A 9.8kW solar panel system, installed in 2015, brings meaningful efficiency credentials to a house of this vintage.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	86	54
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Approx. Gross Internal Floor Area 4529 sq. ft / 420.79 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.

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About the area

Brent Knoll

Brent Knoll is a village of quiet distinction, gathered around the foot of its ancient hill fort - an Iron Age landmark rising from the Somerset Levels that rewards those who climb it with views stretching from Glastonbury Tor to the Bristol Channel and beyond. The village has its own primary school, a well-regarded parish church, and two traditional pubs. Junction 22 of the M5 is just minutes away, placing Bristol, Bath, and Taunton all within comfortable reach - yet the village itself remains unhurried, characterful, and genuinely rural.



Somerset

A mesmerising county nestled in the scenic south west of England.

Famed for attractions like Glastonbury Tor, Wells Cathedral, Cheddar Gorge & Caves, The Levels and of course, The Mendip Hills Area of Outstanding Natural Beauty.

Somerset is a rural area, with plenty of farming and is well known for the production of cheese and cider.





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International audience

local knowledge

