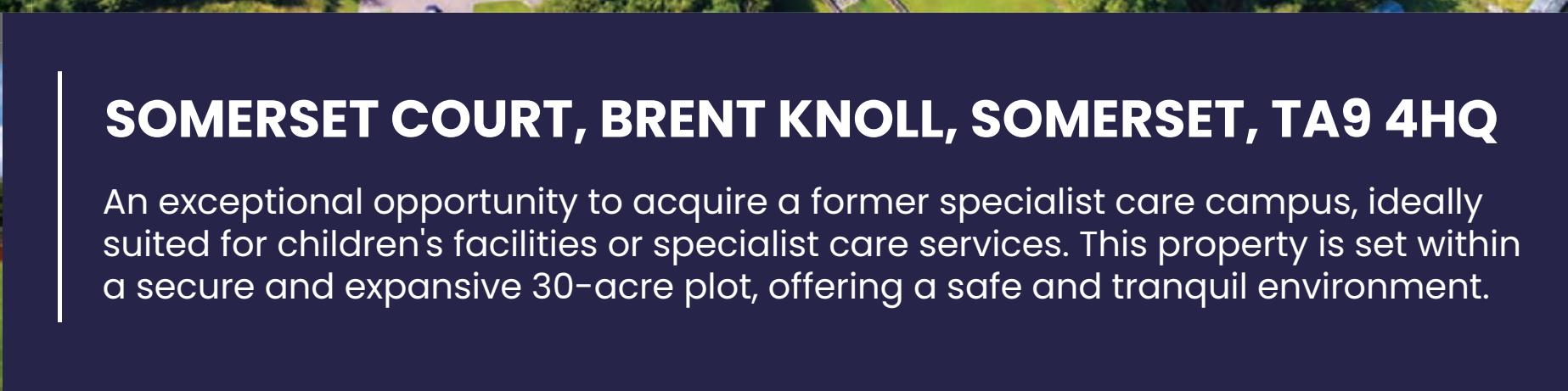


TO LET



## **SOMERSET COURT, BRENT KNOLL, SOMERSET, TA9 4HQ**

An exceptional opportunity to acquire a former specialist care campus, ideally suited for children's facilities or specialist care services. This property is set within a secure and expansive 30-acre plot, offering a safe and tranquil environment.

# **SOMERSET COURT, BRENT KNOLL, SOMERSET, TA9 4HQ**

Tincknells, having recently purchased Somerset Court are keen to refurbish and modernise the estate and are willing to consider reconfiguring layouts to suit a new user. The owners are hoping to find a charity or company within the care sector that can maximise the potential of this fantastic estate. Somerset Court is unique in providing a safe and secure setting, with the opportunity for residents to be cared for and grow within an environment of space and nature, with the woodlands, kitchen garden and sports ground all combining to offer diverse opportunities to live learn and play.

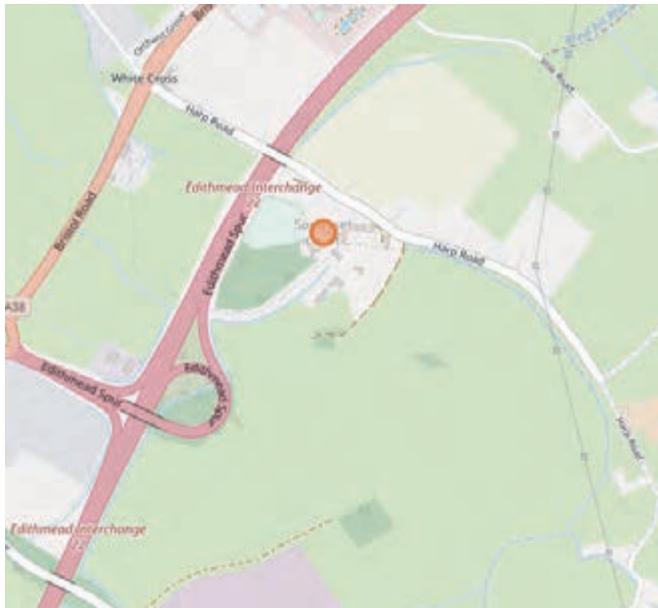
Somerset Court represents a fantastic opportunity for a care provider to take on a residential care campus well located within Somerset and only 30 miles from Bristol. The property was previously used by a charity who provide residential care, the estate includes 7 individual bungalows which currently contain 50 bedrooms alongside the grade 2 main house which currently provides office space, a commercial size kitchen, dining room and educational space



## Location Summary

The property is situated on the outskirts of the village of Brent Knoll, offering excellent connectivity.

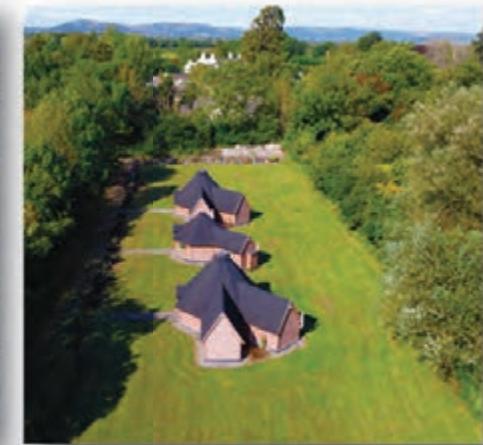
Just 1 mile from Junction 22 of the M5 and only 3 miles from Highbridge train station, it providing easy access to major travel routes and public transportation, making it a highly convenient location.



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## Opportunity Summary

- ◆ Option to lease or enter into a joint venture with current property owners
- ◆ 7 residential bungalows with a minimum of 50 bedrooms
- ◆ Set within beautiful rural secure grounds of approximately 30 acres
- ◆ Featuring a Grade II listed building currently used for educational facilities
- ◆ Set within an impressive site of c.22.21 acres (8.99 hectares)
- ◆ Many DDA Facilities already included within the properties
- ◆ Inclusive of sports ground, glamping hunts, lawns, woodlands, commerical kitchen and dining hall.
- ◆ Suitable for redevelopment or alternative uses, subject to planning permission





## Blackdown House

Blackdown House features a spacious layout with 6 separate bedrooms, 8 bathrooms, 3 expansive living rooms, and 1 dedicated office space. It also includes multiple storage areas to accommodate various needs.

The property boasts views of the meticulously maintained grounds and is conveniently located adjacent to the main house, offering a seamless blend of privacy and accessibility..

## Knoll

Knoll House, located behind Blackdown House and nestled among trees, offers a spacious and tranquil retreat. It includes 7 bedrooms, 3 bathrooms, a large lounge and living area, and an office. The property also features multiple storage spaces and boasts outdoor play equipment at the front, perfect for group play sessions.



## 6 Acres

6 Acres is a spacious and thoughtfully designed property featuring 5 bedrooms and 5 bathrooms, ideal for care facility use. With ample space and a peaceful setting, it offers a comfortable and supportive environment for residents. The property's layout ensures accessibility and convenience, making it a welcoming space for both residents and caregivers alike.

## Lakeside

Lakeside House offers a serene and spacious living environment, featuring 5 well-appointed bedrooms. The property includes a generously sized lounge and an expansive kitchen area. Additionally, it boasts 4 bathrooms and a separate kitchen area adjacent to the dining room, providing convenient functionality for meal preparation.



## Mendip

Mendip House features an impressive layout with 8 spacious bedrooms and 5 well-appointed bathrooms. It includes 2 kitchens, ideal for versatile meal preparation, and a dedicated office space. The property also boasts a fenced front garden area, providing a private and safe space to connect with nature and enjoy sunny days.

## Apple Grove

Applegrove is a spacious 5-bedroom, 5-bathroom property offering comfortable living with ample room for multiple tenants. With its own private parking, this property provides convenience and ease of access. Nestled in a peaceful setting, Applegrove is the perfect blend of safety and countryside.



Featured above is the main building, known as Somerset Court comprises an imposing Grade II Listed former Manor House constructed in the 1800's, which has extended over many years for care use, whilst retaining many of it's original features.

# Cricket Ground

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This versatile 3-acre cricket ground is an ideal setting for a wide range of outdoor sports and recreational activities. The expansive space is perfect not only for cricket but also for other sports, making it a valuable asset for athletes and enthusiasts of all ages. Additionally, the ground is complemented by a cricket pavilion, which serves as an excellent venue for both recreational activities and social events. This space offers the perfect combination of functionality and charm.



## On-site Glamping Huts

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Three wooden glamping huts provide a versatile range of opportunities, from offering comfortable visitor accommodation to serving as unique outdoor classrooms. These cosy structures are perfect for family breaks, where everyone can enjoy a memorable experience in nature. Additionally, they are ideal for hosting educational programs, retreats, or any gathering that seeks to blend comfort with the beauty of the outdoors..

## Woodland Area

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Included in the grounds are acres of lush forest woodlands, offering the perfect setting for forest school activities and nature programs. These natural surroundings provide an ideal environment for immersive outdoor education, fostering a deep connection with nature. Additionally, a walking and cycling path weaves through the landscape, meaning the residents can enjoy walks and cycling while remaining safe on the grounds.



# Wood Working Shed & Garden Potting Shed

Previously utilised for educational classes in gardening and woodworking, these areas present an excellent opportunity to teach valuable practical skills. The space is ideal for hands-on learning, allowing students to engage in real-world projects and develop essential, lifelong abilities.



## Kitchen Garden

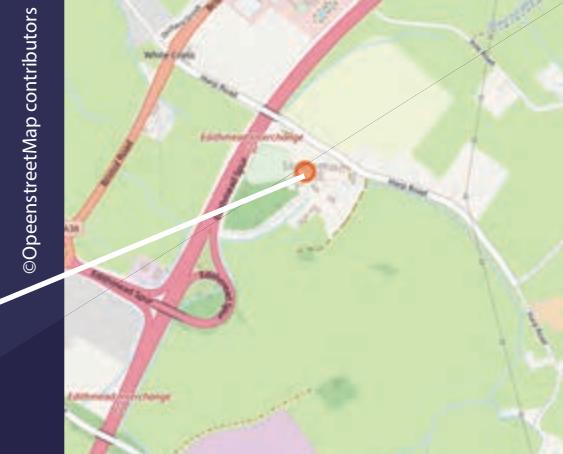
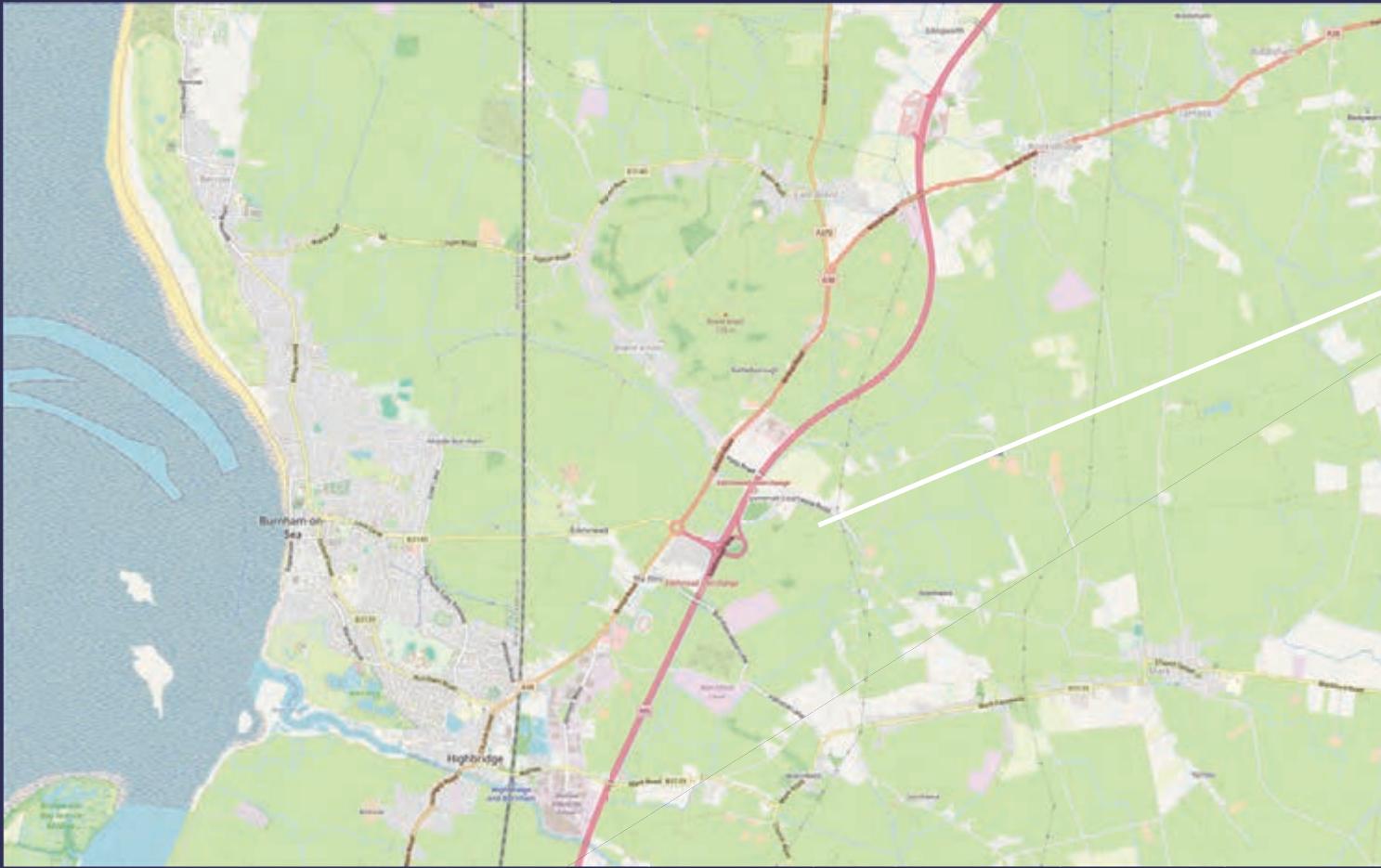
A series of greenhouses and a kitchen garden are situated behind the garden potting shed. These can be returned to their former condition, providing the opportunity to cultivate fresh, organic fruits, vegetables, and herbs for the residents of Somerset Court

The properties have been measured by PRE Surveyors in accordance with the RICS Code of Measuring Practice (6th Edition) and comprise of the Following gross internal areas:

This is a C2 property (residential institution)

Accommodation	Floor Area (sq m) (GIA)	Floor Area (sq ft)
Main Building	1,246.1	13,413
Blackdown House	394.3	4,244
Knoll	219.1	2,358
Lakeside House	245.5	2,643
Mendip	286.1	3,080
Porlock	447.8	4,820
Outbuildings	276.9	2,981
<b>TOTAL</b>	<b>3,115.8</b>	<b>33,538</b>





- ◆ Bristol Airport 16 miles north.
- ◆ Highbridge Train Station 3 miles.
- ◆ Taunton 20 miles.
- ◆ Weston-super-mare (with direct trains to London) 9 miles.

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The property is ideally located on the outskirts of the Somerset village of Brent Knoll, nestled between Weston-super-Mare and Bridgwater. Set in a peaceful residential area, it offers excellent connectivity, being just 1 mile from Junction 22 of the M5 and 3 miles from Highbridge train station. This prime location ensures easy access to major travel routes and public transportation, making it highly convenient.

# Contact Us

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To discuss further, arrange a viewing or ask any enquiries, please contact us at -

E: [property@tincknells.com](mailto:property@tincknells.com)  
P: 01749 683900

Alison Williams MRICS  
T: 0117 922 1222 | 07917041109  
E: [alison.williams@carterjonas.co.uk](mailto:alison.williams@carterjonas.co.uk)

Ed Cawse MRICS  
T: 0117 922 1222 | 07425 632476  
E: [ed.cawse@carterjonas.co.uk](mailto:ed.cawse@carterjonas.co.uk)



## Carter Jonas

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