



Broadmead Farm



Broadmead Farm

North Newton, Bridgwater, Somerset, TA7 0BH

Taunton 9 Miles, Bridgwater 10 Miles

A beautifully presented period farmhouse that enjoys privacy and seclusion together with a range of outbuildings, paddocks and gardens, which extends to approximately 10 acres.

- Wonderfully Private Position
- Four Reception Rooms
- Five Bedrooms – 2 En Suite
- Superb Yard & Outbuildings
- Treelined Driveway
- Kitchen/Breakfast/Utility Room
- Separate Office & Workshop
- Delightful Gardens & Grounds

Guide Price £1,250,000

SITUATION

The position of the property is very special being completely surrounded by open countryside with no near neighbours. North Newton is a popular village, which includes a School, pub and has easy access to the larger Town of North Petherton, which has a wider range of facilities including a Tesco store and independent retailers. The County Town of Taunton is a 15-minute drive with all the amenities you expect from a Regional Centre, including the Brew House Theatre, Somerset County Cricket Club and the Taunton National Hunt Racecourse. Taunton also has three noted Public Schools, namely Taunton School, Kings and Queens Colleges. A mainline railway link is available and the M5 motorway is easily accessible at Junction 24 and 25.

DESCRIPTION

Broadmead Farm is an attractive period house, which had been skilfully extended in recent years, being built of colour washed rendered elevations under a pitch tiled roof. The house is situated virtually in the centre of its own grounds, which includes approximately ten acres of productive pasture land perfect for those of an agricultural or equestrian interest.



ACCOMMODATION

The accommodation is beautifully maintained and has been updated over the years and offers versatile living accommodation arranged over two floors. There are four reception rooms, all are of good size. The sitting room has a triple aspect with French doors opening out onto the garden. The ceiling is vaulted with exposed 'A' frames, oak floors and a central wood burning stove with an exposed stone chimney breast and built in book shelves in one corner. The dining room also has exposed beam, exposed wooden flooring, three front aspect windows and access to a cosy with inset fireplace and a wood burning stove. There is a door to the front porch and a door to the separate study, which has a window that looks over the front garden. A door to the ground floor bedroom has its own separate entrance and en-suite facilities. The Farmhouse kitchen has a range of painted blue shaker style wall and base units with a range of integrated appliances, including a Belfast sink and a range cooker with an extractor hood over. The breakfast room has double doors opening out to a south facing terrace and a door that provides access to a good-sized utility with a range of units that match the kitchen. There are exposed beams, a door to a shower room, a door going outside and a door to the workshop and office. On the first floor there is a master bedroom suite with a built-in wardrobe, exposed vaulted beam ceiling and access to a newly fitted en-suite, which includes a free-standing bath, a shower, a WC and a wash basin. There are a further three bedrooms and a family bathroom.

OUTSIDE

The house is in a wonderful position with access along the tow path of the canal. This leads to a private driveway to the house, which is partly tree lined and opens onto a parking area on one side and a yard on the other. The yard includes a Dutch Barn, a timber framed stable and an open fronted agricultural steel framed barn. There is a parking area and a newly built timber framed double garage with double opening doors and an attached gym. The gardens are delightful having been heavily landscaped over the years. At the front of the house there is a gravelled area with a low retaining wall that opens onto a wild garden, which is enclosed by post and rail fencing and overlooks the paddock to the North. The rear garden has a deep paved terrace with steps that lead down to a formal garden, which has been laid to lawn and is surrounded by a range of specimen trees and shrubs. To one side there is a substantial pergola, which extends along the length of the garden and is well stocked and opens out onto a vegetable garden with raised beds and an orchard. Attached to the house is a further single story out-building and an adjacent timber framed stable block all of which is enclosed by post and rail fencing. On the other side of the house there is a pond with a mature weeping willow and paddock. The land is divided into three enclosed fields and extends to approximately ten acres in total.

DIRECTIONS

From Junction 25 of the M5 motorway head towards Taunton on the A358. At the Creech Castle traffic lights turn right onto Bridgewater Road and proceed along the series of roundabouts. As you exit Bathpool, proceed on the A38 to Bridgwater until the road becomes a dual carriage way. Proceed for approximately three miles, pass the fruit farm and just after turn right sign posted to North Newton. Proceed into the village of North Newton and by the pub and the school turn right. Follow the lane down past the church, continuing towards the canal. Continue over the canal bridge and onto the tow path. Continue along the tow path, then take the first right where the entrance to Broadmead Farm can be found.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk

01823 256625

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