

Wisteria Farm, Fordgate, Bridgwater, Somerset
£750,000

Tamlyns Established 1878



Description

Wisteria Farm is a well-equipped small holding located on the Somerset Levels in the tranquil hamlet of Fordgate near the market town of Bridgwater, Somerset. The farm comprises a farmhouse, a former cider barn along with Dutch barn and livestock building and is set in approximately 8 acres of pasture in open countryside. The land is found within a ring fenced block and has been used for the grazing of livestock in recent years.

The old cider barn benefits from full residential planning permission to convert into a three bedroom residential dwelling.

Location

The property is located in the peaceful, rural hamlet of Fordgate approximately five miles from the Somerset market town of Bridgwater. Its great location provides easy access to shops and local amenities whilst offering desirable country style living.

Wisteria Farm has good access on to Junction 24 of the M5 Motorway (approx. three miles) and national rail networks.

Directions

From Bridgwater, follow the A38 towards Taunton until you come to the roundabout for Junction 24 of the M5 Motorway and then take the second exit. Head on to the M5 roundabout and then take the second exit. Continue along the road until you reach the third right turn that is signposted Huntworth and Burrow Bridge. Remain on the road and continue past the Thatchers Arms public house until you reach a right hand turn immediately before Northmoor Pumping Station, sign posted Fordgate. Take the right turn and continue along the road around the sharp right turn where the property will then become visible on your left hand side.

Wisteria Farmhouse

Wisteria Farmhouse is a modern two storey four bedroom detached dwelling with far reaching countryside views. The Farmhouse is in close proximity to the main farmstead but has benefit from a separate access drive. Internally the farmhouse is modern and well-presented throughout, and bears a good level of space. Outside to front of the property is a gravelled enclosure which provides ample parking and manoeuvring for motor vehicles. The rear garden is laid to patio, which provides easy management but also allows private enjoyment of the tranquil setting of Wisteria Farm.



Kitchen/Dining Room

16.04 x 16.04 max measurements including units, fitted with matching solid wood fronted wall and base units, 2 glazed display wall units, doors and drawers of soft close feature, granite effect work surfaces over, inset stainless steel 1.5 bowl sink with single drainer and mixer tap, inset electric hob with stainless steel splash-back, extractor hood over and built in oven under, additional built in eye level double oven and grill, integrated dishwasher, ceiling coving, timber effect Karndean flooring, double glazed window and rear door to utility room.

Utility Room

11.06 x 6.09 measurements inc units, matching wall and base units, granite effect worktop over with inset stainless steel sink with sink drainer and mixer tap. Part tiled walls space and plumbing for washing machine, timber effect flooring, door to storage cupboard (housing underfloor heating controls), double glazed window and obscured glazed door to rear, inner door to garage, door to

Shower Room/WC

Fitted with recessed shower cubicle, wall mounted shower unit and tiled surround. Pedestal wash hand basin, low level WC, heated towel rail, timber effect flooring, obscured double glazed window to rear.

First Floor

Landing

Ceiling coving, loft access, radiator, door to built-in storage cupboard, doors to

Bedroom 1

14.07 x 11.07 Radiator, television point, telephone point, and built-in double and single wardrobes, double glazed window to front, door to en-suite fitted with built-in shower cubicle with wall mounted shower unit and tiled surround, pedestal wash hand basin, low level WC, radiator, shaver light, tiled walls.

Bedroom 2

11.06 x 11.07 Radiator, television point, double glazed window to rear.

Bedroom 3

12.06 x 8.11 Built-in double wardrobe, radiator, double glazed window to front.

Bedroom 4

11.06 x 9.00 Radiator, built-in double wardrobe.



Bathroom/WC

Fitted with three piece suite comprising panelled bath with shower mixer head attachment, pedestal wash hand basin, low level WC, radiator, shaver light, timber effect Karndean flooring.

Garage

21.0 x 11.02 Metal up and over door to front, lighting and power, floor mounted hot water tank.

Outside

Gravelled front area for parking and manoeuvring motor vehicles with pathways leading to front door and to either side of house.

The rear garden is a secluded, tranquil location offering quiet enjoyment of the surrounding countryside. The area is patio and is easily maintainable and perfect for summer BBQs and entertaining.

Services

We are informed that the property has a shared private water supply, private drainage & mains electricity. The property has benefit of an Air source underfloor heating system..

The Old Cider Barn

The old cider barn has in recent years been used for storage and farming activities that have taken place on Wisteria Farm. In June 2016 the barn gained full planning permission (Planning No. 37/16/00038) for residential conversion into a three bedroom residential dwelling thus providing an investment opportunity to create an additional dwelling. Please see attached plans. The barn measures approximately 14m (45ft) x 11m (36ft) and forms a two storey building under gable roof with mono pitched ground level lean-to constructed from block and render elevations under asbestos sheet roof.

Livestock Buildings

The largest of the livestock buildings is a 9m (30ft) x 14m (45ft) Dutch barn with lean-to, constructed from a steel portal frame with three metal clad sides and metal clad roof. The building has in recent years been used for the housing of livestock and as a result the front of the building has feed barriers and remains largely open. The smaller livestock building measure 4m (14ft) x 28m (90ft) in size and is constructed from block and timber elevations under a corrugated tin roof. The building is benefitted by a concrete area surrounded by block elevations with metal gate and feed barriers. We believe this building could be converted into stables, subject to obtaining the necessary planning consents.

Land

The land is approximately 8 acres consisting of orchards and permanent pasture, found within five enclosures in a ring fenced block bounded by fencing and rhynes.



Tenure Freehold

Council Tax Band E

EPC Rating please see chart below

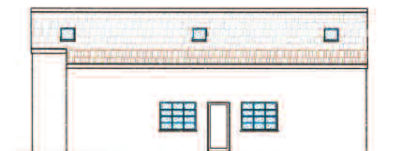
Further Information & Viewings

Viewings are by appointment only. The selling agents would be pleased to meet with any interested parties between Monday – Friday in the hours of 9am – 5pm. If you would like to obtain further information or arrange a viewing then please contact either Ross Whitcombe or William Gilbert on Tel: 01278 458 241 or by email:

ross.whitcombe@tamlyns.co.uk

william.gilbert@tamlyns.co.uk

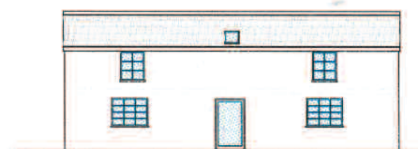




West Elevation



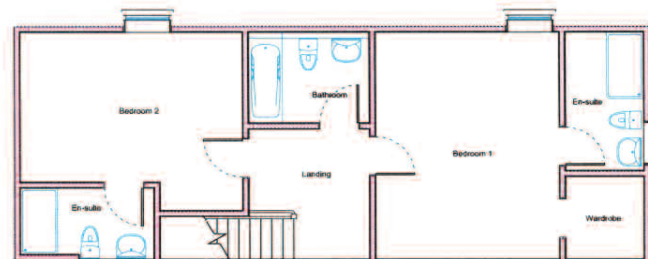
South Elevation



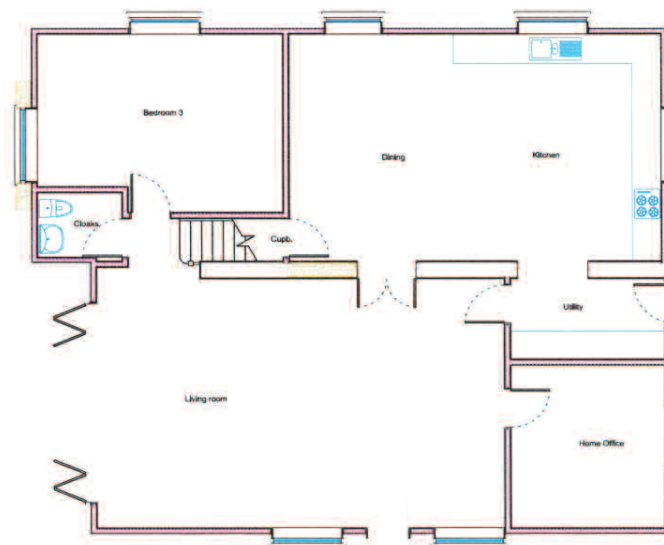
East Elevation



North Elevation



First floor Plan



Ground floor Plan

Tamlyns

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Job Title

Proposed Barn conversion
at Wisteria Farm, Fordgate

Drawing Title

Proposed Plans & Elevations

Drawing Number

040316 - 03

Scale

1:100 & 1:50 Metric Scale
@ A1 Paper Size

Drawing Date

March 2016

Approved for construction 27 May 2016
Approved for construction 27 May 2016



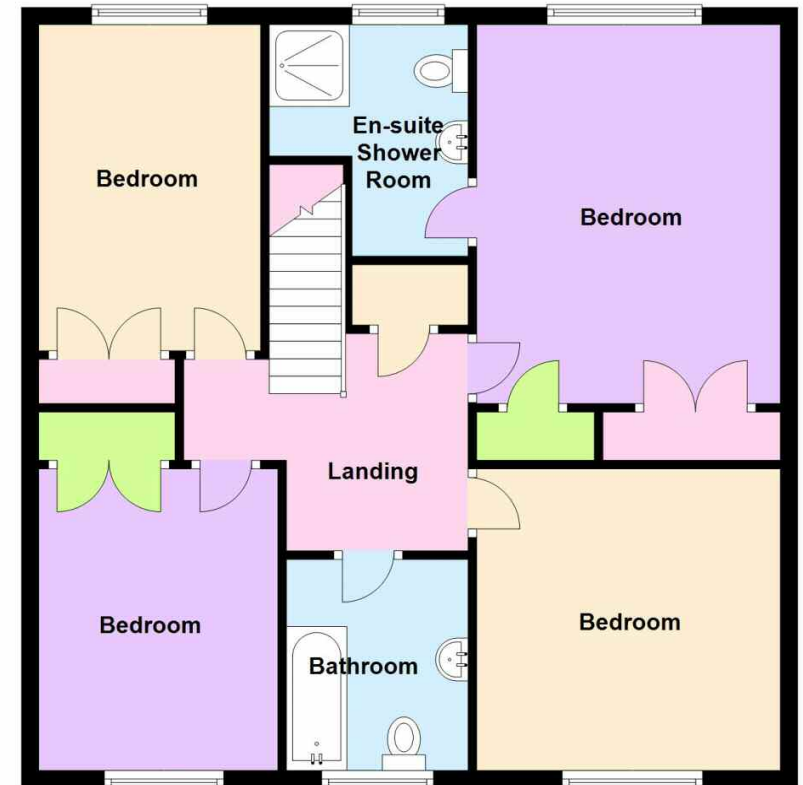
Ground Floor

Approx. 111.0 sq. metres (1194.5 sq. feet)



First Floor

Approx. 74.8 sq. metres (804.7 sq. feet)



Total area: approx. 185.7 sq. metres (1999.2 sq. feet)



Important Notice

These particulars are set out as a general outline only for the guidance of potential purchasers and do not constitute an offer or contract or part of the same. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any potential purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any photographs and plans are contained within the catalogue to identify the property to potential purchasers. They do not show the extent of the property and must not be relied upon to be to scale. It should not be assumed that each lot has the necessary planning consents, building regulations or other consents. The vendors reserve the right to sell their property prior to auction. Please contact Tamlyns prior to the auction to check the availability of each lot.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	58	70
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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