



GIBBINS RICHARDS 

Iddesleigh, 52 Main Road, Middlezoy, Nr. Bridgwater,  
Somerset TA7 0NN

GIBBINS RICHARDS   
Making home moves happen

Welcome to this stunning detached family residence, a true gem nestled in approximately half an acre plot. This large, impressive property is complemented by a charming two bedroom cottage and a cozy one bedroom flat, offering unparalleled flexibility for multi-generational living or potential rental income. The property is warmed by sustainable renewable energy sources, including an air source heat pump and solar panels, ensuring both comfort and eco-friendliness. The main house boasts 4 reception rooms, luxury kitchen, utility, boot room, WC and pantry. To the first floor are 5 double bedrooms, large family bathroom and well equipped shower room. The basement boasts cinema room and home gym.

Set within the grounds, a substantial two storey barn offers exciting potential for further conversion (outline p/p already obtained). The exterior is equally impressive, with carport, multiple private parking and beautifully maintained gardens providing a serene setting for outdoor entertaining and relaxation. This exceptional property combines luxury living with versatile accommodation options, all set within a desirable village location. The property is approximately 6 miles from Bridgwater, 12 miles from Taunton and 9 miles from Street.

Tenure: Freehold / Energy Rating: E / Council Tax Band: F



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## ACCOMMODATION

Entrance Porch	7' 10" x 4' 5" (2.39m x 1.35m) Original flooring.
Main Reception Hall	18' 0" x 7' 9" (5.48m x 2.36m) (max) Staircase to galleried landing.
Sitting Room	17' 3" x 16' 9" (5.25m x 5.10m) Large walk-in bay window to front. Ornate fireplace. Victorian style radiators.
Dining Room	16' 9" x 15' 10" (5.10m x 4.82m) (excludes bay window) Walk-in bay window to front. Large ornate fireplace with marble surround, tile heat and cast iron wood burner. Serving hatch through to kitchen. Door to;
Family Room	16' 11" x 10' 8" (5.15m x 3.25m) Dual aspect windows to front and side. Flagstone flooring. Door to;
Kitchen	20' 0" x 13' 6" (6.09m x 4.11m) Two rear aspect double glazed windows. Flagstone flooring. Fitted with a cottage style range of low level storage units. Electric Aga. Electric oven, dishwasher, space for tall fridge/freezer, wine fridge. Various built-in cupboards. Large built-in dresser unit. Feature bread oven.
Rear Lobby	18' 6" x 8' 5" (5.63m x 2.56m) (maximum) Doors to boot room, office and kitchen. Stairwell to basement. Large walk-in pantry - 9' 6" x 5' 4" (2.89m x 1.62m). Original servants' bells.
Wet Room	6' 7" x 5' 10" (2.01m x 1.78m) High level sky light window. Fitted with a three piece contemporary matching suite, mat black fitments. Fully tiled floor and walls.
Office/Study	17' 1" x 13' 8" (5.20m x 4.16m) Glass panelled door to boot room.
First Floor Galleried Landing	Doors to all bedrooms and bathroom. Stained glass sash window to rear. Stripped floorboards.
Bedroom	16' 9" x 15' 11" (5.10m x 4.85m) Large UPVC window to front. Ornate fireplace with tiled surround and cast iron grate.
Bedroom	16' 9" x 10' 7" (5.10m x 3.22m) Dual aspect windows to front and side.
Family Bathroom	13' 7" x 13' 6" (4.14m x 4.11m) ('L' shaped) Fitted with a five piece suite comprising low level WC, his n hers wash hand basins, freestanding bath, oversize walk-in shower. Tiled flooring. Dual aspect windows to rear and side with shutters. Underfloor heating.
Bedroom	9' 10" x 9' 9" (2.99m x 2.97m) UPVC window to rear. Stripped floorboards.
Bedroom	17' 2" x 16' 8" (5.23m x 5.08m) Beautiful fireplace with marble and tiled surround, cast iron grate. UPVC window to front.
Family Shower Room	13' 1" x 7' 9" (3.98m x 2.36m) UPVC window to front with shutters. Fitted with a four piece matching suite comprising low level WC, his n hers wash hand basins, oversize shower enclosure. Tiled flooring. Underfloor heating.
Bedroom	17' 3" x 13' 8" (5.25m x 4.16m) UPVC window to rear. Built-in storage cupboards. Door to staircase to attic.
ATTIC	55' (16.75m) in length. Offers huge potential for further extension (subject to relevant consents).

## BASEMENT - MAIN HOUSE

Inner Hallway	9' 6" x 6' 11" (2.89m x 2.11m) Large storage cupboard with lighting. Double doors to;
Cinema Room	14' 0" x 14' 9" (4.26m x 4.49m) Double doors to cupboard housing hot water cylinders. Feature entrance tunnel with exposed brick ceiling and double opening doors to outside steps.
Gym	15' 3" x 15' 4" (4.64m x 4.67m) Multiple inset ceiling spot lights. Radiator.

## COTTAGE

Entrance Hall	Stairs rising to first floor. ('L' shaped) understairs storage cupboard. Door connecting to the main house.
Utility Cupboard	6' 0" x 2' 5" (1.83m x 0.74m) Sliding doors. Window to front. Ample space for appliances and sink unit.
Bedroom 1	10' 8" x 10' 8" (3.25m x 3.25m) ('L' shape) Pedestrian door to front.
En-Suite Wet Room	5' 6" x 5' 1" (1.68m x 1.55m) Fully tiled floor and walls. Three piece suite with mat black fittings, contemporary style sink, low level WC and walk-in shower.
Bedroom 2	16' 3" x 8' 11" (4.95m x 2.72m) Window to front. Built-in wardrobes.
En-Suite Wet Room	5' 6" x 5' 2" (1.68m x 1.57m) Contemporary three piece suite comprising wall mounted wash hand basin, shower cubicle, low level WC.

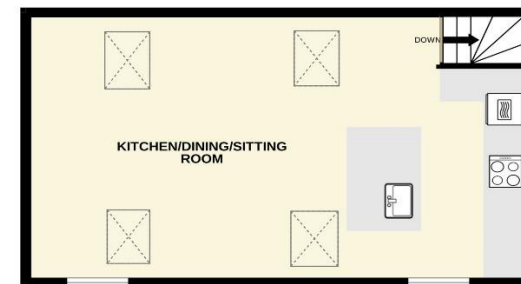
**First Floor**  
 27' 0" x 16' 2" (8.22m x 4.92m) Open plan sitting/kitchen/dining space. Velux windows to rear and front. Double opening recessed windows to front. Light and airy. Underfloor heating. Kitchen Area - Contemporary style with high quality appliances including electric oven and microwave, electric hob and extractor fan and light over. Belfast style sink with hot and cold mixer tap and boiling water function. Fridge, freezer and dishwasher.



GROUND FLOOR  
 615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR  
 441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## STUDIO FLAT

Sitting/Kitchen/Bedroom 18' 1" x 16' 0" (5.51m x 4.87m) Kitchen Area: Fitted with a low level range of units with stainless steel sink drainer. Velux window to front. Double glazed window to rear. Double opening French doors to private courtyard.

Shower Room 4' 10" x 4' 3" (1.47m x 1.29m) Small window.

## BARN

37' 0" (11.27m) in length x 16' 9" (5.10m) in width. Stable doors and windows to rear. Pedestrian door to the side. Double sliding doors to front. Mains power and own consumer unit.

## First Floor – Barn

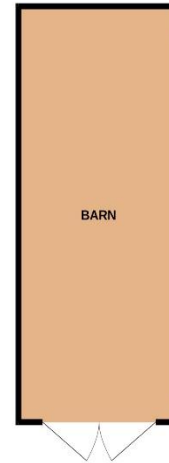
37' 6" (11.42m) in length x 17' 0" (5.18m) in width. Windows to both sides and rear.

## Open Store

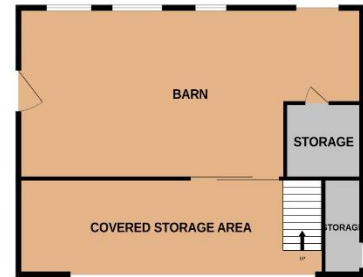
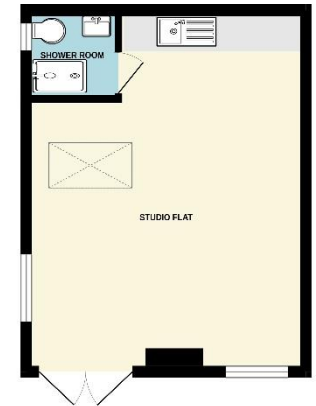
33' 0" (10.05m) in length x 9' 7" (2.92m) in width. Double doors to side with adjacent hardstanding.



GROUND FLOOR  
1678 sq.ft. (155.9 sq.m.) approx.



GROUND FLOOR  
260 sq.ft. (24.1 sq.m.) approx.



1ST FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 2300 sq.ft. (213.7 sq.m.) approx.

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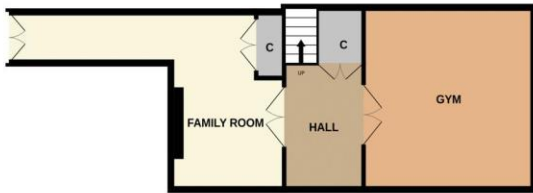
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## OUTSIDE

- |                   |   |
|-------------------|---|
| Garden Area       | Approximate measurement of garden - 100' (30.46m) in width by 41' (12.49m) in width. Fully enclosed by block and stone walls and predominantly laid to lawn.  |
| Central Courtyard | Electrically operated double vehicular gates leading to large enclosed gravel courtyard measuring approximately - 55' 0" x 35' 0" (16.75m x 10.66m) providing multiple parking and leading to carport.<br><br>Side section of garden laid to lawn and partially enclosed by low level picket style fencing. Timber pergola with a wide variety of shrubs, flowers and wisteria. |
| Carport           | 15' 1" x 9' 11" (4.59m x 3.02m) Vehicular electric charging point. Behind the carport is a boiler room containing all the controls for the air source heat pump.  |

BASEMENT



GROUND FLOOR



1ST FLOOR



IDDESLEIGH HOUSE, 52 MAIN ROAD, MIDDLEZOY

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