



Spanish Hill Farm



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North Newton, Bridgwater, Somerset, TA6 6NB

Taunton Town Centre 7.5 miles, Bridgwater 5 miles

A renovated former farmhouse with a comprehensive range of modern and traditional outbuildings with redevelopment potential, subject to planning permission, and approximately 2.5 acres

- Detached former farmhouse
- Three bedrooms and shower room
- Traditional and modern outbuildings
- Accessible semi-rural location
- Freehold
- Refurbished accommodation
- Three reception rooms plus kitchen
- Potential for redevelopment (stp)
- Council Tax band E

Guide Price £595,000

SITUATION

Spanish Hill Farm is located in the charming semi-rural village of North Newton, within the Parish of North Petherton. The property benefits from easy access to North Petherton, a nearby village offering a range of local amenities including a Tesco Express, the Walnut Tree Hotel (hotel and restaurant), St Mary's Church, and a highly regarded primary school. The major Somerset towns of Taunton and Bridgwater are also within easy reach, both providing mainline railway stations, larger supermarkets, and bustling town centres. For those needing to commute, access to the M5 is convenient via Junction 24 northbound and Junction 25 southbound, offering excellent connectivity to the wider country.

DESCRIPTION

Spanish Hill Farm is an attractive, detached period farmhouse that has been modernised in recent years. The property features a range of both modern and traditional farm buildings, offering significant redevelopment potential (subject to obtaining the necessary planning consents) and is set within gardens and grounds extending to approximately 2.5 acres. The farm presents a variety of opportunities, making it ideal for use as a smallholding or for equestrian purposes, subject to planning approval.



ACCOMMODATION

The accommodation has been modernised and is arranged over two floors. At the front of the property, a porch spans across the house, leading to a reception hall featuring a beamed ceiling, exposed tiled flooring, and stairs to the first floor. From here, there is access to a sitting room which boasts an inglenook fireplace with a woodburning stove, exposed brickwork, and a double-glazed window. A separate dining room benefits from a part-vaulted ceiling, exposed beams, a rear door, and a window to the side. The kitchen is well-fitted with shaker style wall and base units, offering ample work surfaces on three sides, a Rangemaster Classic cooker, and a Velux window.

Upstairs, the first floor comprises three generously sized bedrooms and a newly installed shower room.

OUTSIDE

The property is surrounded by mature gardens, featuring lawned areas, an outbuilding with a store, and an external WC. There is a private parking area, along with a traditional stone, brick and tile outbuilding used as garaging with a concrete floor, complete with a loft space and a potting shed. Adjacent to the lawned garden is a barn with electricity, providing access from both the garden and yard.

In addition, the property includes a modest collection of traditional and modern farm buildings, set within approximately two acres of agricultural land. These buildings include a detached, single-storey former cow stall with ten spaces and a dairy. There are four small buildings arranged in a block, consisting of an open-ended timber lean-to barn with two stables, a steel-framed former hay barn with a stone floor, a concrete mono-pitched livestock shed with a raised manger and stone flooring, and a small adjoining loose box with a dirt floor. A concrete yard sits between the farm buildings and the old cow stall, providing gated access to a paddock to the south and a former cider orchard to the north. The entire property is set within approximately 2.5 acres.

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating. Superfast broadband available (Ofcom), Mobile coverage likely with EE, Three, Vodafone, O2. Please note, the agents have not inspected or tested the services.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

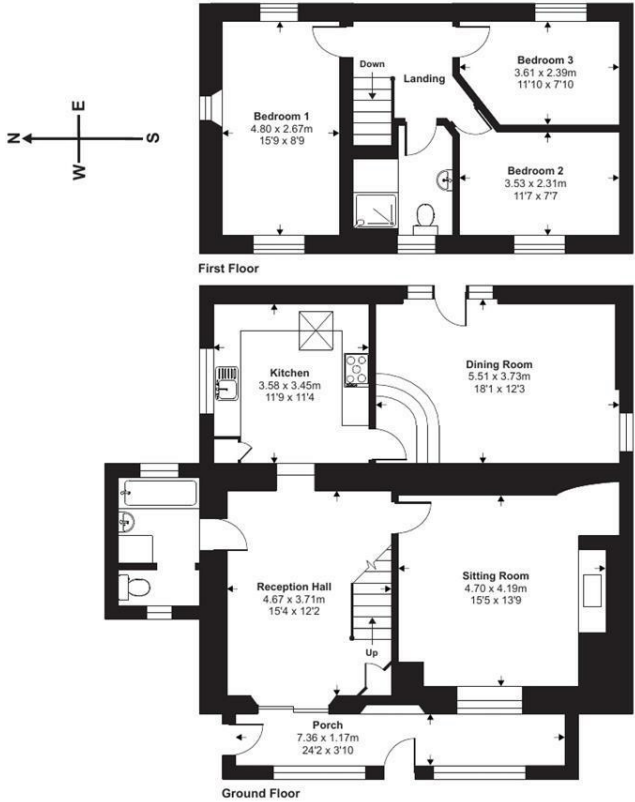


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		71
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Area = 1496 sq ft / 139 sq m
Outbuildings = 2051 sq ft / 190.5 sq m (excludes open barns)
Total = 3547 sq ft / 329.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3hecom 2024. Produced for Stags. REF: 1202333