



Metford Farm
Bridgwater, TA6
£725,000 Freehold


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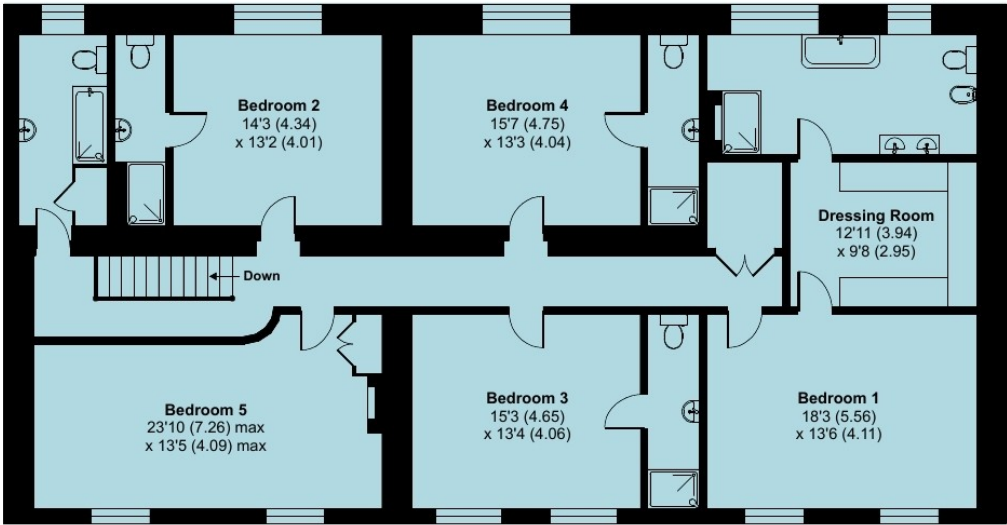
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**Wilkie May
& Tuckwood**

Floor Plan

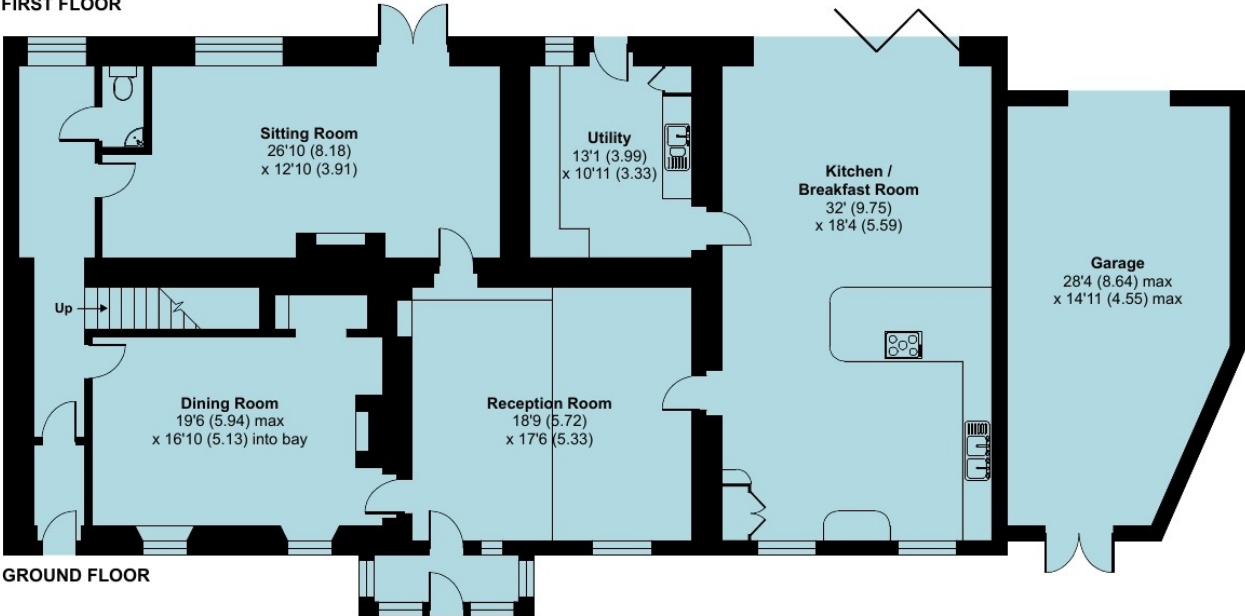
Metford Farm, East Bower, Bridgwater, TA6



Approximate Area = 4192 sq ft / 389.4 sq m
Outbuilding = 1886 sq ft / 175.2 sq m
Garage(s) = 1579 sq ft / 146.6 sq m
Total = 7657 sq ft / 711.3 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Nicholas Hale TA Wilkie May & Tuckwood Bridgwater. REF: 1360765

Description

This beautifully presented five-bedroom farmhouse is set within land approaching three quarters of an acre, benefitting from three substantial garages, with private electric gated access and imposing games room with a Scandinavian herringbone roof over 45' in length with a bar area, cloakroom and a store.

- Huge main residence comprising 5 bedrooms, 3 reception rooms, multiple ensuites and 1 main bathroom
- Separate outbuilding consisting of substantial games room and garages
- Large amount of land
- Well presented and modern throughout
- Dressing room and utility room
- Spacious kitchen and dining areas
- Substantial outside grounds
- Private electric gate access
- Off road parking and drive way
- Situated close to town centre
- Close to local amenities such as shops, leisure facilities and schools and colleges
- Convenient access to motorway
- Good railway links and coach services

THE PROPERTY:

This amazing property is a unique addition to the market and must be seen to be believed, boasting 5 bedrooms, 3 reception rooms, multiple ensuites and 1 main bathroom as well as separate outbuilding consisting of an impressive substantial games room and three double garages.

The entirety of the main residence is immaculately maintained and contains enormous rooms which are all tastefully designed and beautifully presented with a gorgeous modern kitchen and convenient additions such as a large dressing room and downstairs potential for a study perfect for the self-employed or those looking to work from home.

The property comprises a door to the entrance porch leading to the living room with a log burner and beams to the ceiling. The separate dining room benefits from a log burner and a chimney, laminate flooring, inset wine store with slate flooring. The property has a superb kitchen/dining/family room with a range of high and low level kitchen units with a double Belfast sink, two ovens with hide and slide doors, a hob with an extractor hood, integrated fridge-freezer, a spacious breakfast bar, spotlighting, oak flooring and space for a dining room table and chairs and soft furnishings together with bi-folding doors opening to the rear garden. The utility room has plumbing for a washing machine, a range of units, sink unit, further fridge/freezer and spotlighting. There is an inner lobby area with a second front door, stairs to the first floor landing, an additional inner hallway and a cloakroom with WC, wash hand basin and a window.

The separate sitting room has French doors leading to the rear garden, spotlighting and stairs to the first floor landing with a galleried landing area and a cupboard with two hot water tanks. There are five bedrooms with an en-suite shower room (with a freestanding bath, large shower and 'his' and 'her' vanity basins, WC and windows) and a walk-in dressing room with wardrobes to the principal bedroom. There three further en-suites to bedrooms three, four and five and also a family bathroom.

Outside – The house is approached through electric gates with a sweeping driveway leading to an extensive parking area. Alongside the farmhouse is a 28' garage with overhead storage and an oil tank. There is also a second/triple garage over 28' in length with ceramic tiled flooring, spotlighting and electric roller doors.



The grounds are 0.68 of an acre.

Outside – A games' room (former swimming pool) is 45'8" x 39'4" with oak flooring, Scandinavian herringbone roof, four French doors accessing the gardens, bar area to one corner with optics and storage. A useful pump room and changing room/shower room.

LOCATION:

The property is situated on the east side of Bridgwater with good access to Junction 23 of the M5 motorway without passing through the town. The Bower Manor development offers shops for day to day needs and regular bus service to the town centre. Bridgwater College, offering higher education facilities, is close by and Bridgwater Hospital is located a short walk away. The property is situated approximately 1.5 miles from the town centre that offers an excellent range of facilities including retail, educational and leisure amenities. Main line links are available via Bridgwater Railway Station. Bridgwater offers a daily coach service to London together with a regular bus service to local towns in the area.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Combination of stone and brick

Services: Mains water, mains electricity, mains drainage, oil central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: E

Broadband Coverage: We understand that there is Superfast mobile coverage. The maximum available broadband speeds are: 53 Mps download and 10 Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data availability being good indoors with EE, Three, O2 and Vodafone but limited outdoor service with all 3 providers.

Flood Risk: Rivers and sea: Low risk **Surface water:** Very low risk **Reservoirs:** Likely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)

WM&T



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MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

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