



Whiddon Farm,
Gaunts Road, Pawlett,
Bridgwater, TA6
£395,000 Freehold


3


1


2

F

EPC

**Wilkie May
& Tuckwood**

Floor Plan

Gaunts Road, Pawlett, Bridgwater, TA6



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Nicholas Hale TA Wilkie May & Tuckwood Bridgwater. REF: 1363179

Description

This good size three double bedroom farmhouse is set within spacious grounds and is currently run as smallholding with a variety of outbuildings, barns and stables. The property has far reaching views and has up to a 1.5 acre paddock available within half a mile of the property subject to separate negotiation.

Agent's notes: There is outline planning permission to erect a detached dwelling between the farm house and 21 Gaunts Road and potential to develop a granny annexe or holiday let to produce an income.

- Three good sized double bedrooms
- Bathroom with a jacuzzi
- Character property with wooden beamed ceiling and inglenook fireplace
- Modern, attractive kitchen
- Utility room and storage areas
- Range of outbuildings.
- Enclosed lawn area backing onto fields.
- Driveway and front lawn area opening to an additional parking area.
- Separate land up to a 1.5 acre paddock available within half a mile of the property subject to separate negotiation.
- Rural location but still near to Bridgwater
- Good transport links available with rail and coach services
- Conveniently located for the M5

THE PROPERTY:

The accommodation comprises a door to the entrance lobby and a garden room which has slate flooring with a door to the garden. There is also a utility room which has a Belfast sink, a range of units, plumbing for a washing machine and a window. The property has a kitchen/dining/family room with a range of high and low level fitted kitchen units, a Heritage range cooker which also has a boiler powering the oil fired central heating and hot water system. There is a separate cooker, plumbing for a dishwasher, rear aspect windows and clay tile flooring along with beams to the ceiling. The inner hall has beams to the ceiling, stairs to the first floor landing, quarry tile floor and a shower room with a double shower cubicle, WC, wash hand basin and a double glazed window. The living room has an inglenook fireplace and an inset wood burner and has beams to the ceiling and a front aspect window and a door to the front entrance lobby and an external door.

To the first floor are three double bedrooms and a bathroom with a jacuzzi bath, tiled surround, also a separate shower cubicle, WC, vanity basin and a window.

Agent's notes: There is outline planning permission to erect a detached dwelling between the farm house and 21 Gaunts Road and potential to develop a granny annexe or holiday let to produce an income.



Outside – To the front is a driveway and front lawn area opening to an additional parking yard area. There is an arrangement of outbuildings with a former pigsty (previously used as stables), additional outbuildings and temporary barn with a further pigsty alongside. There is an enclosed lawn area backing onto fields. There is a pear tree together with mature shrubs and hedging adding to the privacy and natural gardens laid predominantly to lawn again overlooking fields to the rear .

The property has far reaching rural views and has separate land which is up to a 1.5 acre paddock available within half a mile of the property subject to separate negotiation.

LOCATION:

Situated in the Somerset village of Pawlett which is approximately 3 miles from Bridgwater and offers good local amenities including two shops, church and primary school plus a bus service to the town centres of Bridgwater and Burnham-On-Sea. Conveniently located for the M5 motorway, being approximately 2 miles away from junction 23. Bridgwater offers a wide variety of leisure, educational and retail amenities. Main line rail links are available via Bridgwater Railway station and a daily coach service to London Hammersmith runs from Bridgwater bus station.



GENERAL REMARKS AND STIPULATIONS

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

Construction: Stone, brick and breeze-block.

Services: Mains water, mains electricity, septic tank (mains drains available in the road), oil fired central heating.

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

Notes: This property has up to 1.5 acre paddock available within half a mile of the property subject to separate negotiation.

Council Tax Band: D

Broadband Coverage: We understand that there is Superfast mobile coverage. The maximum available broadband speeds are: 48 Mps download and 8 Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available but limited with EE, Three, O2 and Vodafone.

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



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending 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. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in October 2025.

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.

Tel: 01278 425195

34 St Mary Street, Bridgwater, TA6 3LY