



Newbridge

North Curry, Taunton, Somerset, TA3 6LB

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ESTATE AGENTS

A detached Grade II listed period house with no near neighbours, situated on Curry Moor, adjacent to the River Tone in grounds of about 1 acre. * History of flooding*



Key features

- Entrance hall
- 3 receptions rooms, garden room, utility room and shower room
- 2 first floor bedrooms, hobbies room with en suite shower room, living room and kitchen
- Electric heating
- Extensive grounds of 1 acre with numerous outbuildings
- 5 pitch camping and caravan site offering income potential
- Close to the sought after village of North Curry with excellent local amenities
- History of flooding

Services

Mains electricity. Bore hole water. Private drainage.

EPC rating

Exempt

Council tax

Band C





The property

This handsome Grade II listed detached house has an attractive main elevation of pleasing symmetry with sash windows beneath a bitumen covered double roman tiled roof. It sits in grounds of about 1 acre with no immediate neighbours and it stands on the banks of the River Tone and enjoys fishing rights. The property has 2 large outbuildings, a workshop and a large driveway provides extensive parking. The property offers flexible and well presented accommodation which the current owners have adapted to create living accommodation at first floor level. The ground floor is mainly utilised as games rooms for the camping and caravan site. The ground floor rooms have been painted to make it quicker and easier to clean after flooding. The house has flooded on number of occasions, most recently in January 2023 and January 2026. The Environment Agency has undertaken works to the local waterways. We are advised that buildings insurance with flood cover is available. The current owners advise that they pay £843.89 pa for buildings insurance

The accommodation

An entrance hall gives access to the 2 main reception rooms of pleasing proportions and currently utilised as games rooms for visitors using the camping and caravan pitches. A doorway gives access to the 'owners accommodation' with garden room, a further reception room (original kitchen), utility room, WC and shower room.

First floor

Large split level landing giving access to the living room with an attractive outlook to the front of the property. The kitchen has recently been refitted with modern units and also has an





outlook over the front garden. The main bedroom has built in wardrobes. There is a further bedroom and hobbies room/occasional bedroom with en suite shower room.

Outside

The grounds extend to about an acre and afford the house a good deal of privacy and seclusion. The property enjoys stunning views over the surrounding countryside. A large driveway provides extensive parking. There are large outbuildings on either side of the property. There is also a further workshop approached from the garden room. The rear garden enjoys an attractive westerly aspect. Immediately to the rear of the property is a paved terrace with the remainder of the garden being lawned and including numerous fruit trees. The owners have also created a raised deck with attractive views over the surrounding countryside and the River Tone.

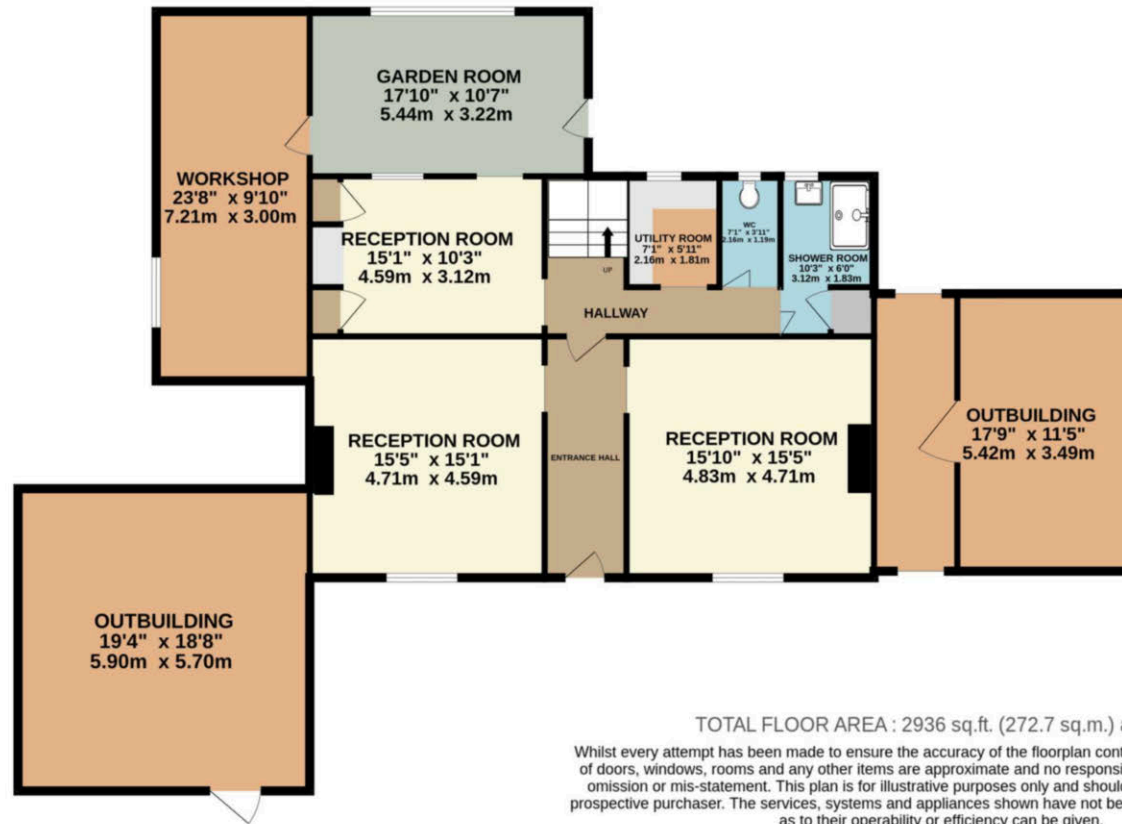
Situation

Newbridge occupies a delightful rural location with no near neighbours and enjoys glorious far reaching views over the surrounding countryside. The property is situated about 2/3 of a mile to the North of the popular conservation village of North Curry .It is situated on Curry Moor, beside the River Tone, and easy access is afforded to the river bank and fishing rights are enjoyed. North Curry offers a good range of facilities including health centre, primary school, superb parish church, post office and general stores whilst the County Town of Taunton lies about 6 miles to the west where a wide range of shopping, recreational and scholastic facilities can be found. Taunton has excellent communication links with the rest of the UK with fast rail service to London, Paddington and M5 interchange (Junction 25).

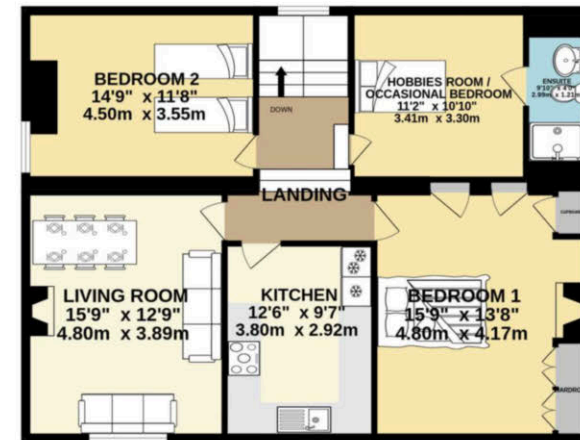




GROUND FLOOR
1998 sq.ft. (185.7 sq.m.) approx.



1ST FLOOR
937 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 2936 sq.ft. (272.7 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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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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