

SALTERNS

gth

STEART





Salterns, Steart Bridgwater, Somerset, TA5 2PX

Bridgwater 11.2 miles; Taunton 19.5 miles; Bristol 46.9 miles

 2
  3
  2
  242.2sqm

A spacious detached chalet style property situated in a rural location on the edge of the Steart Marshes. The property would benefit from some cosmetic updating and is offered for sale with no onward chain. Total plot extends to approx. 2.3 acres. Agricultural occupancy condition (AOC) applies.

Freehold Guide Price £525,000

DESCRIPTION

Salterns is an attractive chalet style residence with lovely views and is nicely positioned on a plot which extends to approximately 2.3 acres. The property was constructed in 1995 and is now offered to the market for the first time in 30 years and with the benefit of no onward chain. This spacious family home has been well-maintained over the years but would now benefit from some cosmetic improvement. An Agricultural Occupancy Condition (AOC) applies. The well-presented and flexible accommodation is arranged over two floors and briefly comprises; an entrance door opens into a boot room with storage cupboards and door leading into the kitchen/breakfast room which is fitted with a good range of units. To the rear of the kitchen is a small office and a useful utility with ground floor WC and access into integral garage. A well-proportioned dining room can be found adjoining the kitchen and doors open into the principal bedroom and the main reception hallway. The ground floor bedroom benefits from a range of built-in furniture along with a good sized ensuite with four piece suite including; bath, WC, sink and shower enclosure. From the hallway, stairs rise up to the first floor and a door opens into a porch with two sets of French doors, one of which leads out to the garden and the other offers access into the lovely conservatory and through into the lounge. Both the lounge and conservatory are light and airy and



overlook the gardens and surrounding land. The double aspect lounge benefits from two sets of bi-fold doors and a cosy feature fireplace with an open fire. On the first floor you will find a family bathroom, again with a full suite which includes; bath, shower enclosure, WC and sink. Two double bedrooms with eaves storage and views over the surrounding countryside, complete the accommodation. An early viewing is recommended to fully appreciate this lovely home which offers lots of potential.

OUTSIDE

The property is approached over a tarmac driveway bordered with mature shrubs and trees. There is extensive parking and a double garage with remote door, power and light, along with two personnel doors at the rear. The gardens nicely surround the property and are predominantly laid to lawn with a paved patio area. Post and rail fencing separates the gardens from the adjoining paddocks and the total plot extends to approx. 2.3 acres.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property. Septic tank for drainage and Oil fired central heating.

Council Tax: *Somerset Council—Band D.*

SITUATION

Saltens is located on the Steart Peninsula, an area known for being the largest salt marsh in Somerset. The Steart Marshes are part of the Bridgwater Bay national nature reserve internationally important for wintering waders, extensive mudflats, saltmarshes, and rare geological features. It provide excellent walking with regular sightings of water fowl, wading birds and other nationally important species. The beach is within walking distance perfect for hacking out and long coastal walks. From the beach, there are views over the Bristol Channel to the Welsh coast, Steep Holm and Flat Holm islands. The larger villages of Cannington and Combs are within about 1.5 miles offering day to day amenities whilst the town of Bridgwater is just over 8 miles to the south offering a more comprehensive range of shopping facilities. Access to the M5 motorway can be reached at junction 23 and 24 at Bridgwater and the county town of Taunton lies to the south at junction 25. To the west are the Quantock Hills an area designated of being of Outstanding Natural Beauty and where a plethora of footpaths and bridleways can be enjoyed.



DIRECTIONS

What3words:///buckling.imported.watched

ADDITIONAL INFORMATION

Broadband: Standard broadband is available—highest available download speed 1 Mbps, highest available upload speed 1 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a HIGH RISK from River/Sea and VERY LOW RISK from Surface Water flooding (defined as the chance of flooding each year as less than 0.1%). The vendor has confirmed the property has never flooded and insurance has not been declined.

Construction Type: Brick/block with roof tiles

Restrictions: An Agricultural Occupancy Condition (AOC) limits occupation to someone employed or was last employed in agriculture.



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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Approximate Area = 2100 sq ft / 195 sq m
Limited Use Area(s) = 98 sq ft / 9.1 sq m
Garage = 411 sq ft / 38.1 sq m
Total = 2609 sq ft / 242.2 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). © nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1463820



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	53 E	
21-38	F		
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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