

IRONWOOD HOUSE

gth

MOORLAND





Ironwood House, Moorland Bridgwater, Somerset, TA7 0AT

Bridgwater 5.2 miles; Taunton 12.5 miles; Bristol 42.7 miles

 1
  3
  1
  448.2sqm

A delightful smallholding with a beautifully presented detached bungalow, attractive gardens and grounds extending to approximately 2.2 acres and includes a range of outbuildings. Situated in a rural location on the edge of the popular village of Moorland.

Freehold Guide Price £650,000

DESCRIPTION

An attractive detached bungalow which was constructed in 1990 and modernised in more recent years. The property is nestled within a good sized level plot which extends to approximately 2.2 acres. Over the last 3 years, the current owners have transformed the pasture land into a productive market garden with an abundance of flower, fruit and vegetable beds. There are a substantial range of agricultural buildings along with areas suitable for farm birds or livestock, all of which make this an ideal and well-established smallholding. The beautifully presented accommodation is arranged over a single storey and briefly comprises; a front door opens into the entrance hall with doors leading into the lounge and kitchen/dining room. The double aspect lounge is light, airy and well-proportioned. The kitchen/dining room is well-fitted with a modern range of wall, base and drawer units, attractive worktops, complimentary tiling, double sink unit and incorporates a built-in dishwasher, double oven and hob. A larger cupboard houses the boiler and French doors open out to the rear garden. From the kitchen/diner you will enter into an inner hall where you will find three double bedrooms and a shower room. All three bedrooms have the benefit of built in storage cupboards and the shower room fully tiled and fitted with a modern suite that includes a large walk-in shower, WC with concealed cistern and wash basin with vanity unit.



An early viewing is essential to fully appreciate this charming property and all it has to offer, situated in this rural and convenient setting.

OUTSIDE

The gardens, grounds and outbuildings are a particular feature of Ironwood House. The lawned garden surrounds the bungalow and is interspersed with a range of young specimen trees and bordered with flower beds and mature shrubs. A garage to the side has power and light and a gravelled driveway provides parking for multiple vehicles. The remainder of the plot is neatly sectioned into well-stocked and productive vegetable and fruit beds. There is a greenhouse and gravelled seating area with pergola over which is an ideal place to sit and enjoy the gardens and countryside views beyond. The outbuildings are adaptable and currently comprise of a substantial enclosed barn, an open fronted four bay stock shed and a further barn which is divided and has a range of stables. The barns are currently utilised for storage but could house livestock. Alongside the barns is a wire fenced enclosure with pond which is a perfect spot for ducks and at the rear of the barns is a further area of level pasture with a chicken coup and a five bar gate offers additional access.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property. There is a septic tank for drainage and oil fired central heating.

Council Tax: *Somerset Council—Band D.*

SITUATION

The property enjoys a rural outlook at the rear overlooking fields in the unspoilt rural Somerset village of Moorland which lies some 5 miles south east of the market town of Bridgwater and 10 miles from the County town of Taunton. Locally, there is a church and active village hall. The towns of Bridgwater and Taunton both offer a wide range of shopping and leisure facilities along with primary and secondary schools. The M5 Motorway junction 24 is within 2.5 miles thus facilitating communications north to Bristol, south to Taunton and the remainder of the West country.

DIRECTIONS

What3words:///physical.books animator— From the M5 motorway



junction 24 follow the signposts for Moorland and Burrowbridge. After passing along the river bank, enter the village of Moorland and continue past the village hall, following the road round to the right and passing the church. Continue out of the village and as you reach a double bend, the property will be found on the left hand side, identified by a 'For Sale' board.

ADDITIONAL INFORMATION

Broadband: Standard broadband is available—highest available download speed 22Mbps, highest available upload speed 2 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 MEDIUM RISK from River/ Sea and VERY LOW RISK Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Construction Type: Brick/block with roof tiles



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

31-33 High Street, Bridgwater TA6 3BG

Email: residential.bridgwater@gth.net

Tel: 01278 425555 | Ref: BRI260140

GREENSLADE TAYLOR HUNT
www.gth.net

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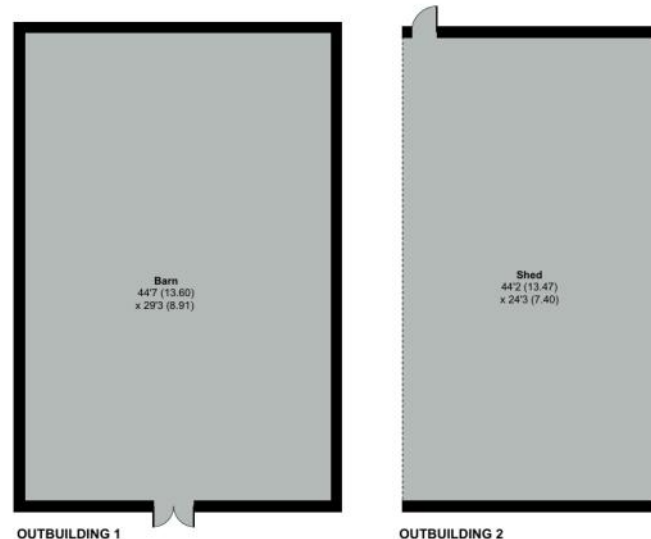
Approximate Area = 939 sq ft / 87.2 sq m

Garage = 239 sq ft / 22.2 sq m

Outbuildings = 3647 sq ft / 338.8 sq m

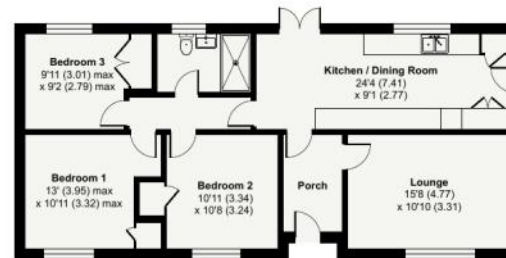
Total = 4825 sq ft / 448.2 sq m

For identification only - Not to scale

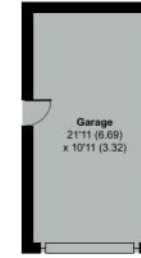


OUTBUILDING 1

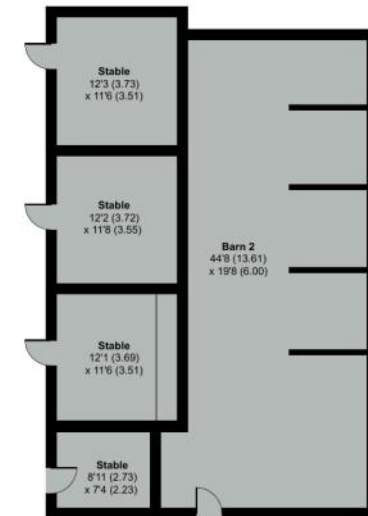
OUTBUILDING 2



GROUND FLOOR



OUTBUILDING 3 / 4 / 5 / 6 / 7



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	81 D	
39-54	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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