LOWER SOUTH FARM

gth

PAWLETT









Lower South Farm, River Road

Pawlett, Bridgwater, Somerset, TA6 4SE

Bridgwater 4.5 miles; Taunton 16.3 miles; Bristol 32.3 miles

3 | 5 | 3 | 736.4sqm

A Detached farmhouse with additional annexe accommodation, a substantial range of outbuildings, garage, parking for multiple vehicles, attractive gardens and grounds all within a total plot of approximately 5.8 acres.

Freehold Guide Price £695,000

DESCRIPTION

Lower South Farm is a substantial family home situated in a rural yet convenient position on the edge of this popular village. The property dates back to 1975 and has been well-maintained by the current owners over the last 30 years. Whilst the spacious accommodation would benefit from some cosmetic updating, this charming home and the array of outbuildings, including stables and barns, all offer flexibility for a number of uses along with potential for development, subject to any necessary planning consents. The gardens and grounds extend to just over 1.1 acres and with the additional paddocks totalling just over 4.6 acres, the property could be an ideal smallholding or suit those requiring equestrian facilities. The versatile accommodation is arranged over two floors and briefly comprises; an entrance door opens into a spacious and welcoming hall with staircase rising to the first floor, WC, porch/boot room and doors leading into the ground floor rooms. Both the principal reception rooms have fireplaces and overlook the rear gardens and fields beyond. The kitchen is fitted with a good range of units and includes a walk-in pantry. There is a useful utility which further leads into the integral garage with power, light, double doors and staircase rising up to the annexe accommodation which is beautifully presented with a modern shower room, bedroom and lounge/diner. On the first floor the landing offers access to a bathroom, shower room and four bedrooms. All of the bedrooms include built-in wardrobes and all benefit from fabulous views over the gardens, land and surrounding countryside. The bathroom is fitted with a four piece suite which includes; bath, shower cubicle, vanity sink unit and WC. The

shower room is fitted with a three piece suite and includes; shower cubicle, WC and pedestal sink. An early viewing is essential to fully appreciate this lovely home and all it has to offer.

OUTSIDE

The range of outbuildings, gardens and land are a particular feature of Lower South Farm and offer lots of opportunities. The gardens are predominantly laid to lawn with an orchard and abundance of mature trees and shrubs, vegetable garden and greenhouse. There are several seating areas to enjoy the gardens and countryside. To the front of the property a driveway provides parking for multiple vehicles and attached at either end of the farmhouse you will find a garage. Several of the outbuildings have potential for development subject to the necessary planning consents.

Outbuildings: Detached open fronted detached stone barn with attached potting shed with patio doors. Brick four stable block with hardstanding yard. Tack room, workshop, garden and machinery store with staircase rising to upper floor. Cow shed former milk parlour with attached feed store. The adjoining paddocks extend to approx. 4.6 acres and are ideal for sheep, goats or horses.

SERVICES & OUTGOINGS

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

Council Tax: *Somerset Council—Band F.*

Solar panels at the property that generate an annual income of approximately £3300.

SITUATION

The property is situated in a rural location on the edge of the village of Pawlett overlooking open countryside to the side and rear. The village hub of Pawlett is within a short stroll of the property with facilities including Royal British Legion Club, Pawlett pavilion and playing fields, a primary school and the historic church (the Norman Church of St John The Baptist), a grade I listed building. The village falls between the major towns of Bridgwater & Burnham on Sea and is less than 2 miles distant to J23 of the M5 giving easy commuting routes to Bristol, Taunton etc. There is a bus service that runs through the village and a mainline railway station at nearby Highbridge, 4 miles distant and Bristol Airport is approximately 25 miles to the north.

DIRECTIONS

What3words://popular.often.majoring —From Bridgwater, leave the







town on Bristol Road and continue along the dual carriageway, the A38. Having reached the traffic lights at Dunball, proceed straight over towards Burnham-on-Sea. Follow the road for a short distance, turning left at the sign post for Pawlett and onto Old Main Road. Take the first turning left which is Gaunts Road and continue along, taking the first left into River Road. The property will be found a short distance along on the left hand side and identified by a 'For Sale' board.

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1800 Mbps, highest available upload speed 220 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 VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Construction Type: Stone built with smooth rendered exterior with a tiled roof.







VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

31-33 High Street, Bridgwater TA6 3BG

Email: residential.bridgwater@gth.net

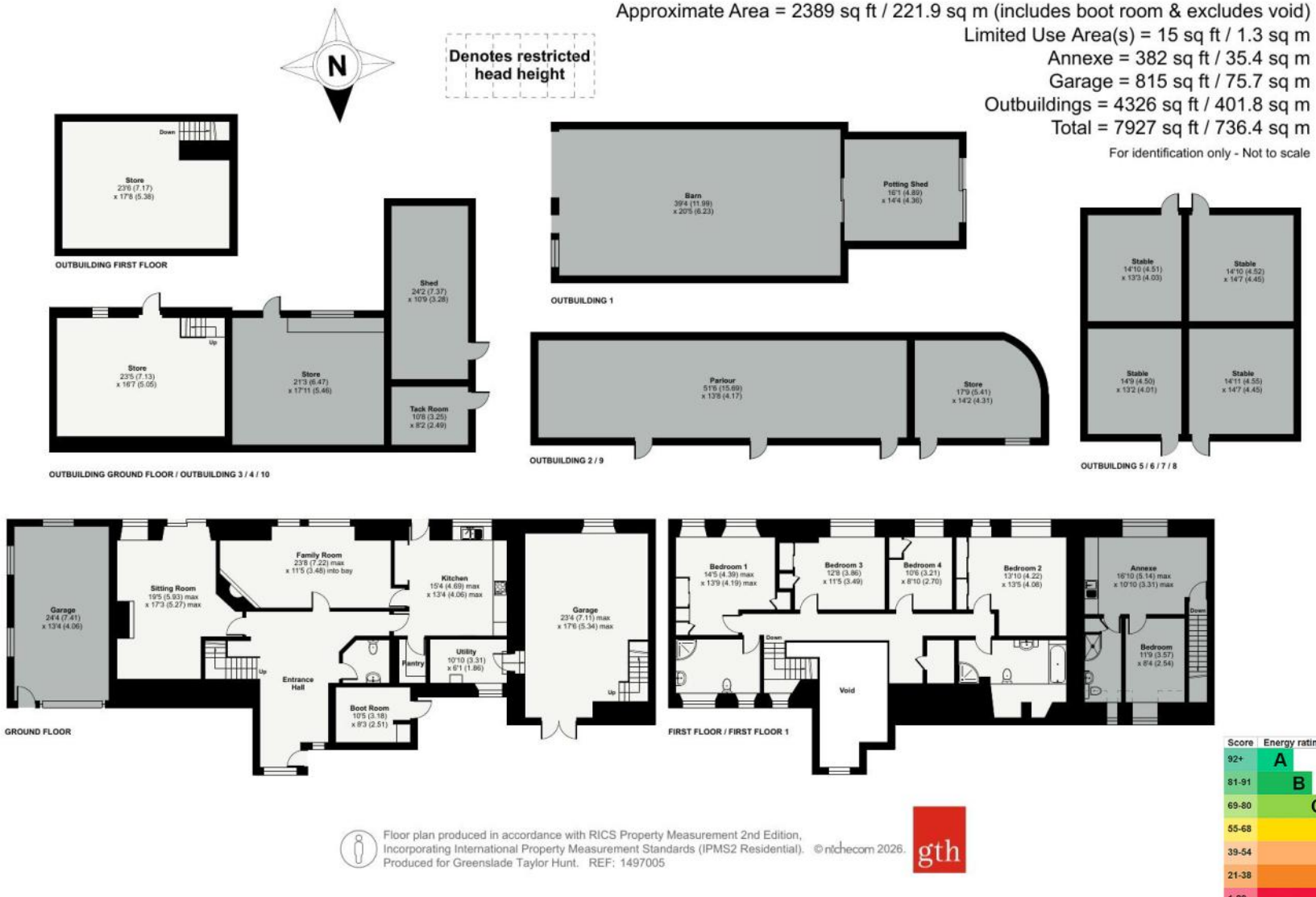
Tel: 01278 425555 | Ref: BRI260216

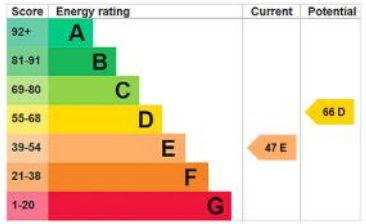
GREENSLADE TAYLOR HUNT
www.gth.net

LOWER SOUTH FARM

Lower South Farm River Road, Pawlett, Bridgwater, TA6 4SE

Approximate Area = 2389 sq ft / 221.9 sq m (includes boot room & excludes void)
Limited Use Area(s) = 15 sq ft / 1.3 sq m
Annexe = 382 sq ft / 35.4 sq m
Garage = 815 sq ft / 75.7 sq m
Outbuildings = 4326 sq ft / 401.8 sq m
Total = 7927 sq ft / 736.4 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: 1497005

gth

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.









