

MARSH FARM

gth

CHILTON TRINITY





Marsh Farm, Chilton Trinity Bridgwater, Somerset, TA5 2BH

Bridgwater 2.3 miles; Taunton 14 miles; Bristol 38.2 miles

 3
  3
  2
  296.3sqm

A charming period home situated in the heart of this popular semi-rural village. Gardens, range of outbuildings and stables, tandem garage and ample parking with a total plot extending to approx. 0.3 acres. Additional paddock and stable approx. 3.3 acres.

Freehold Guide Price £525,000

DESCRIPTION

Marsh Farm is a well-presented semi-detached family home located within the convenient village of Chilton Trinity. We believe this characterful property dates back to circa. 1750 and has been well-maintained by the current owners over the last 20 years. The property and gardens extend to approx. a third of an acre which include an attached yard with a range of outbuildings and stables. In addition a paddock, approx. 3.3 acres can be found virtually opposite the property with hardstanding area. The spacious and flexible accommodation is arranged over two floor and briefly comprises; an entrance door opens into a porch which further opens into the entrance hall with staircase rising to the first floor and doors leading into the kitchen, sitting room, lounge and inner lobby. The sitting room overlooks the front elevation and the lounge overlooks the rear garden and has the benefit of an ornate feature fireplace with brick hearth and wood burner. The kitchen is well-fitted with a range of wall, base and drawer units and includes a built-in oven, grill and hob. There is an attractive inglenook which houses a Rayburn stove and a useful pantry. From the kitchen and opening leads into the sun room which is a perfect place to enjoy the gardens. A boot room with door out to the garden is situated off the sun room and finally on the ground floor you will find a shower room, study and utility. On the first floor there are three double



bedrooms and a family bathroom. An early viewing is essential to fully appreciate this village home with an array of outbuildings and land which both offer potential for a number of uses, along with possible development, subject to the necessary planning permissions.

OUTSIDE

The gardens and grounds of Marsh Farm are a particular feature. The attractive rear garden has a lovely seating area with pergola over along with an additional patio both of which are perfect for alfresco dining and summer entertaining. The lawned area is surrounded by an abundance of plants, mature shrubs and flower beds, all nicely enclosed with brick wall and panel fencing offering a good degree of privacy. A side gate leads to the yard with an open fronted barn and two attached stores. A detached stable block with three stables, store, tack room and wash down area adjoins a tandem garage with power, light and remote door. The gravel driveway to the front offers parking for multiple vehicles and provides access to the yard. Almost directly opposite the property is an approx. 3.3 acre paddock with water and hardstanding area.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property. Septic tank for drainage Oil fired central heating. **Council Tax: Somerset Council—Band E**

SITUATION

The popular village of Chilton Trinity is nestled amidst rural surroundings, approximately 1 1/2 miles to the north of Bridgwater. Within the village there is a 15th century church and a village hall. An excellent secondary school and leisure centre are located a short distance away. The town of Bridgwater offers a comprehensive range of retail and leisure facilities and excellent communication links to the M5 motorway at both junctions 23 and 24. A mainline rail link is also available. Bristol and Exeter airports can be found approximately 26 miles and 42 miles respectively.

DIRECTIONS

What3words:/sunset.unites.automate—From the M5 motorway junction 23, exit and follow the signs to Bridgwater. After the Express roundabout, take the turning right into Wylds Road, turn right at the traffic lights onto the Northern Distributer Road and pass over the river bridge. Turn right at the next set of traffic lights



signposted Chilton Trinity and continue along this road until you approach the village where you will continue straight over and follow the road for a short distance. The property will be found on your left hand side, 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 LOW 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: Stone and Brick with tiled roof with an area of flat roof. N.B— The barn and stable roof have asbestos corrugated panels.

N.B This property is subject to an element of Flying Freehold.



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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www.gth.net

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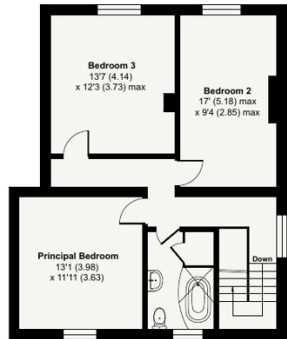
Approximate Area = 1805 sq ft / 167.6 sq m (exclude barn & store)

Garage = 420 sq ft / 39 sq m

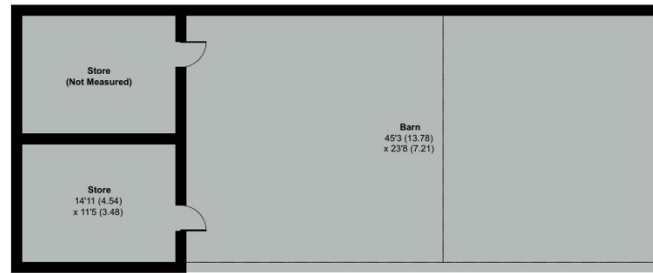
Outbuilding = 966 sq ft / 89.7 sq m

Total = 3191 sq ft / 296.3 sq m

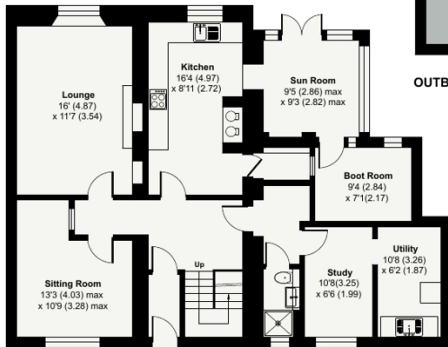
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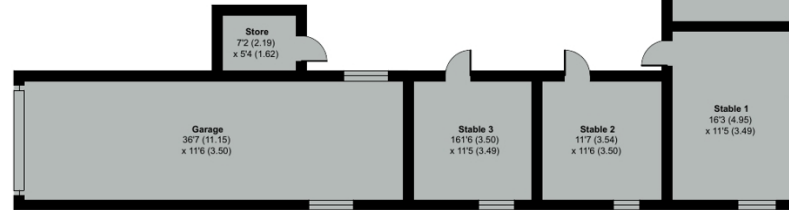
FIRST FLOOR



OUTBUILDING 1 / 2



GROUND FLOOR



GARAGE / OUTBUILDING 3 / 4 / 5 / 6 / 7 / 8



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: 1441757



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	41 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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