



BROOKFIELDS, KNIGHTON LANE, STOGURSEY

Bridgwater, TA5 1QD

£495,000

Tamlyns

PROPERTY DESCRIPTION

Description

Brookfields is an attractive farmhouse within a picturesque, easily accessible rural location, approximately 11 miles north east of Bridgwater and 15 miles north of Somerset County Town, Taunton. The property comprises of a farmhouse, yard and a range of outbuildings with development potential, subject to obtaining any necessary consents.

Situation

The property is in an easily accessible rural location, approximately 11 miles north east of Bridgwater and 15 miles north of Somerset County Town, Taunton.

The local area*

11.0 miles – Bridgwater

15.0 miles – Taunton

* Distances are approximate & sourced from Google Maps

Local Authority

Sedgemoor District Council. | Council Tax Band: E | EPC Rating: E.

Tenure: Freehold

TO ARRANGE A VIEWING OR FOR FURTHER
INFORMATION ON THIS PROPERTY PLEASE CONTACT
OUR SALES TEAM

01278 458 241

agricultural@tamlyns.co.uk



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The farmhouse offers flexible, character accommodation, comprising of two main reception rooms both with character fireplaces. The ground floor also features a modern kitchen, family bathroom, conservatory and a single garage which has been used more recently as a gym. On the first floor, the landing provides access to bedroom one, two and WC. There is a second stairway from the dining room, providing access to the second and third bedroom. Outside, the farmhouse benefits from an enclosed garden to the rear. There are three barns located within the yard area. The first is an open plan barn and stables attached to the house. The second is a curved traditional stone barn and workshop. The third is a modern steel portal framed barn (22.5m x 9m). In addition there is an open fronted garage/workshop. The total area of the barns is approximately 435 square meters.

Situation

Brookfields is situated on the edge of Burton/Shurton, home of the award winning Babbling Brook Public House. The hamlets lies a short distance away from the larger village of Stogursey, which features a wide range of amenities, including a primary school and village shop. The nearby town of Bridgwater offers comprehensive facilities as well as a motorway and mainline rail links.

Directions

From Bridgwater, head west on the A39, towards Cannington passing around the village via the bypass in the direction of Stogursey. Remain on Withycombe Hill for approximately 3.5 miles until you see a no-through road other than for Hinkley Point traffic and there is a left hand turn towards Shurton. Progress through the village of Shurton, there will be signs for 'Burton Springs Fishing and Holidays' take the next right onto Knighton Lane, where the property will be found towards the end of the lane on the left identified by a Tamlyns For Sale Board.

Services

Mains electricity, drainage and water. Heating oil fired boiler.

Viewings

The property may be viewed at any reasonable time by prior appointment. The selling agents will be pleased to meet any interested party on site by prior arranged appointment.

Planning Permission

Local authority is Sedgemoor District Council, they will be able to advise you on any planning issues. Development of the site is subject to gaining necessary consents required.

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Special Conditions of Sale

1. Tamlyns for themselves and the Vendors of the property, whose agents they are, give notice that: 1. These particulars do not constitute a contract nor any part of any contract. 2. All statements contained within these particulars as to this property are without responsibility on the part of Tamlyns or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statement or representation of fact. 4. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and Tamlyns nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

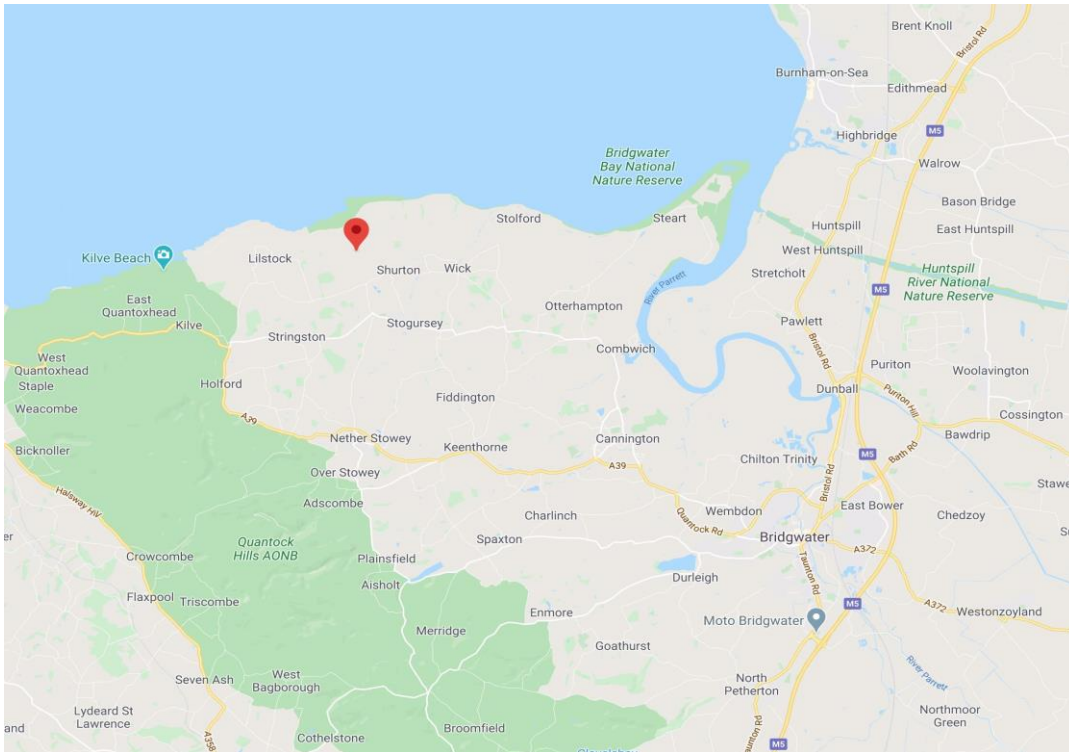
Consumer Protection and Unfair Trading Regulations 2008

2. These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
3. All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
4. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquires and investigations before finalising their offer to purchase.
5. The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the

photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation.

6. Any area measurements or distances referred to herein are approximate only.
7. Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made or any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
8. Descriptions of a property are inevitably subjective and descriptions contained herein are used in good faith as an opinion and not by way of statement or fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact the office.
9. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquires and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.





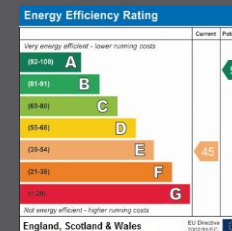




IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey – A detailed survey has not been carried out, nor the services applied and fittings tested.
2. Plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.



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