



GIBBINS RICHARDS 
Making home moves happen

Old Orchard Farm, Bull Horn Lane, Andersea, Nr. Bridgwater
TA7 0LU

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A fantastic opportunity to purchase this fabulous four bedroom detached bungalow located within a plot of approximately five acres. The main property is located within the heart of the plot accessed via large electric wrought iron gates and long sweeping driveway. Old Orchard Farm is currently laid out as a large dog kennels and dog injury rehabilitation centre with hydro-pool and central bungalow living accommodation. The many useful outbuildings from the business could be used for a multiple of uses or business venture if required. The hydro pool comprises shower changing cubicles, large swimming hydro pool, WCs and is fully equipped with light and power and central heating. An additional cabin can be found to the side of the hydro pool which was used as a reception and is fully equipped with light, power and central heating.

This fantastic plot has been divided into two plots with central fencing and separate entrance gates. this could be opened up to create a large private plot. The bungalow offers spacious accommodation with entrance hallway, open plan kitchen / sitting room and dining area. Useful utility room and large utility room ideal for use for arts and craft or hobbies space. To the ground floor a master bedroom with en-suite and second bedroom can be found plus family bathroom with fabulous 'Sauna'. A 29' conservatory runs along the rear of the bungalow with outlooks over an enclosed garden space with large garden pond and patio. The first floor offers two double bedrooms, both with dressing areas and en-suite bathrooms. A double garage with loft storage ample off road parking for multiple vehicles.

Tenure: Freehold / Energy Rating: D / Council Tax Band: D

DIRECTIONS

From Bridgwater on the A372 Westonzoyland Road, pass the Halfway Inn, HGV Driving School which is on the left, take the second turning on the right approximately 1 mile signposted for Andersea & Boarding Kennels. Continue down the lane and round three sharp bends, where the property can be located on the right hand side.



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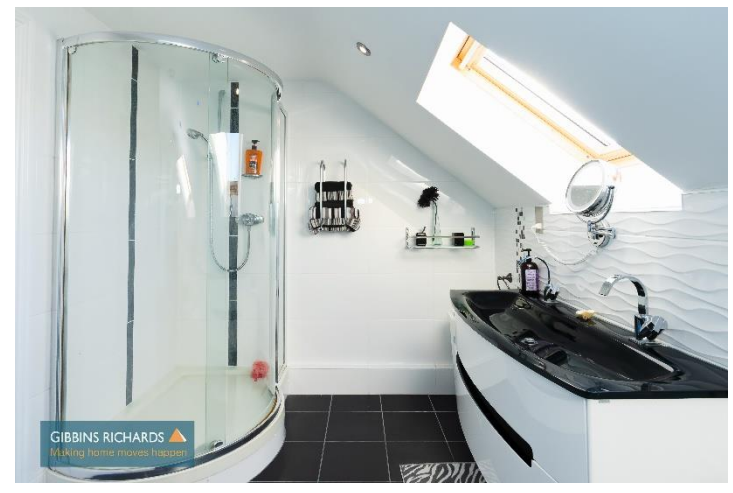
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FOUR BEDROOM DETACHED CHALET BUNGALOW
LOCATED IN A PLOT OF APPROXIMATELY FIVE ACRES
PRIVATE LOCATION BETWEEN WESTONZOYLAND
AND BRIDGWATER
DOUBLE GARAGE
OPEN PLAN LIVING ACCOMMODATION
LARGE CONSERVATORY
USEFUL UTILITY
THREE EN-SUITE BATHROOM AND FAMILY
BATHROOM WITH SAUNA
TWO FIRST FLOOR BEDROOMS WITH DRESSING
ROOMS
PRIVATE GARDEN TO THE REAR WITH GARDEN POND
MULTIPLE OUTBUILDINGS
HYDROPOOL FROM PREVIOUS BUSINESS
STATIC CARAVAN IDEAL FOR RENTAL
WOODEN LODGE ACCOMMODATION
PLOT DIVIDED INTO TWO PARTS
IDEAL FAMILY HOME OR BUSINESS OPPORTUNITY

ACCOMMODATION

Entrance Hall	14' 9" x 6' 5" (4.49m x 1.95m) Stairs to first floor.
Sitting/Kitchen/Diner	26' 11" x 23' 1" (8.20m x 7.03m) Front aspect window. Triple width sliding patio doors into conservatory. Rear aspect patio doors. Fitted with a modern range of kitchen units to base and wall. Built-in oven, fridge/freezer, dishwasher, five ring gas hob to the island, extractor fan. Door utility room.
Utility Room	8' 3" x 5' 9" (2.51m x 1.75m) Space for white goods. Controls for the underfloor heating. Side aspect door to access. Oil boiler for central heating.
Conservatory	29' 10" x 10' 2" (9.09m x 3.10m) Double glazed. Ceiling blinds, centre opening patio doors onto rear garden.
Inner Hallway	27' 5" x 3' 0" (8.35m x 0.91m) Doors to all rooms and large storage cupboard with shelving.
Bedroom 1	12' 8" x 11' 4" (3.86m x 3.45m) Rear aspect window looking into conservatory. Door to;
En-Suite Shower Room	6' 7" x 6' 6" (2.01m x 1.98m) Rear aspect window. Large corner shower with mixer tap from the mains. Low level WC and wash hand basin with vanity unit.
Bedroom 2	13' 0" x 7' 8" (3.96m x 2.34m) Front aspect window.
Ground Floor Bathroom	15' 3" x 9' 4" (4.64m x 2.84m) (max) Rear aspect window. Fitted with a three piece suite with bath and mixer tap shower over from mains, low level WC, wash hand basin with vanity unit under. Sauna.
Utility/Additional Kitchen Room	20' 7" x 14' 4" (6.27m x 4.37m) Two front aspect windows and rear aspect window. Doors to side and rear. Fitted with base units. Electric hob.
First Floor Landing	12' 10" x 12' 9" (3.91m x 3.88m) Velux roof light. Access to storage cupboard and roof void.
Bedroom Suite 1	19' 11" x 17' 3" (6.07m x 5.25m) Side aspect window. Velux roof light. Access to storage cupboard. Door to;
Dressing Room	10' 8" x 4' 9" (3.25m x 1.45m)
En-Suite Bathroom	14' 3" x 7' 7" (4.34m x 2.31m) Modern suite including bath with centre mixer tap, bidet, low level WC, his 'n' hers sinks with built-in vanity unit, large shower cubicle with mixer tap from the mains. Two velux roof lights.
Bedroom Suite 2	13' 5" x 11' 1" (4.09m x 3.38m) Side aspect window. Velux roof light. Door to;
Dressing Area	5' 10" x 4' 1" (1.78m x 1.24m)
En-Suite Bathroom	9' 4" x 5' 7" (2.84m x 1.70m) Fitted with a three piece suite with bath with mixer tap shower from the mains, pedestal wash hand basin and low level WC. Velux roof light.

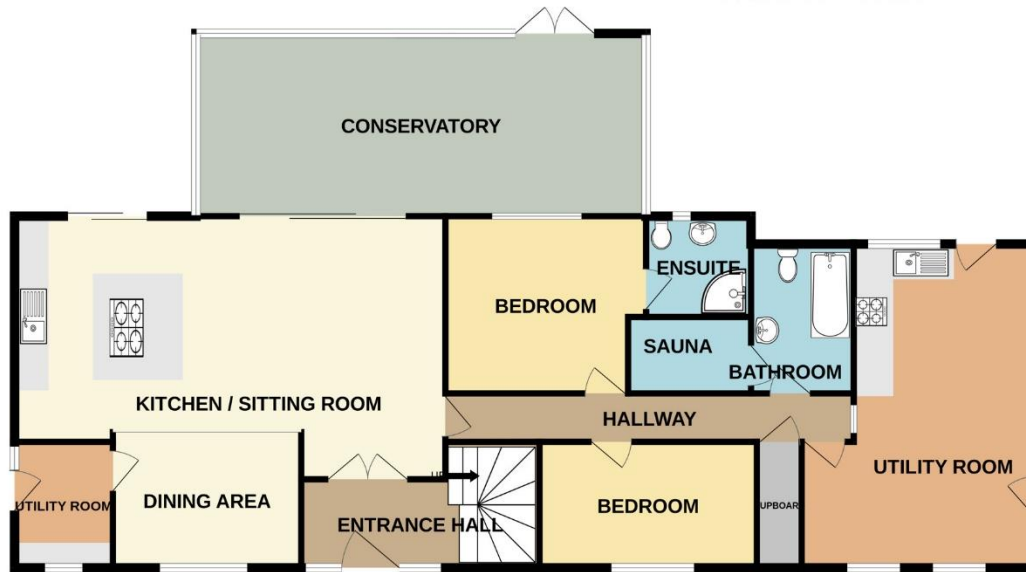


OUTSIDE

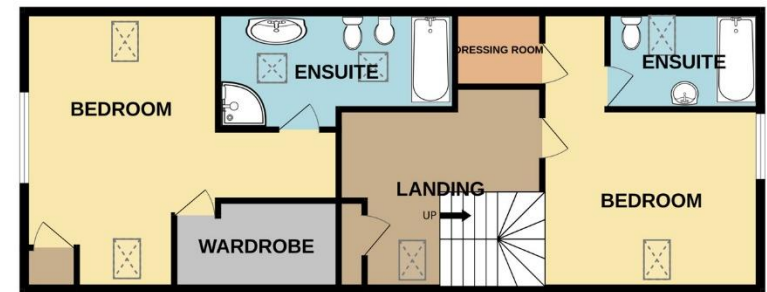
Entrance to the property is accessed via electric centre opening gates, via a long driveway through the grounds to the centrally located bungalow. Immediately as you enter the plot there are several large outbuildings /boarding kennels which could be utilized for business or storage/conversion. Smaller garden areas have been created to the front of the property, immediate rear and the plot is currently divided into two with central fencing and two separate entrance gates. To the far end of the grounds, hydro pool, wooden cabin accommodation and static caravan can be found.



GROUND FLOOR

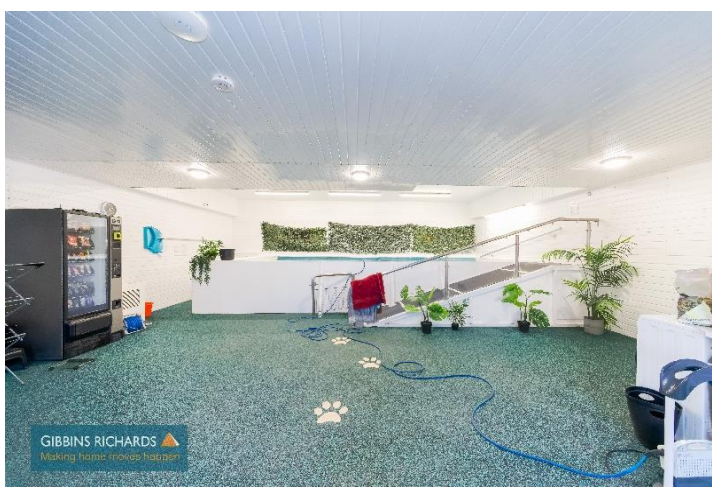


FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. 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 their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk