



GIBBINS RICHARDS 
Making home moves happen

Bonson Mill Farm, Fiddington, Nr. Bridgwater TA5 1JP

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A significant detached family home boasting much character and charm throughout. This double fronted two storey detached property has been a loving family home for the current family for well over a 100 years and now offers a rare opportunity to acquire a beautiful period home with abundance of potential.

Adjoining the property is a range of ancillary outbuildings/barns. Although in need of extensive works these have the potential to be transformed into a striking grand designs home or ancillary accommodation (subject to the necessary consents). The property benefits from a good size plot of approximately 1 acre with large hard standing providing multiple off road parking. There is also an additional strip of 'Copse' located nearby.

Bonson is a small hamlet on the outskirts of Fiddington, which lies approximately seven miles to the north/west of Bridgwater and within easy access to the nearby villages of Cannington and Nether Stowey. The nearby town of Bridgwater offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

Tenure: Freehold
Energy Rating: Exempt (Grade II Listing)
Council Tax Band: F





- Total floor area - 5292 sq.ft. (491.6 sq.m.) approx.
- Grade II Listed
- Full renovation required
- Substantial five bedroom detached house
- Range of adjoining and ancillary barns
- Good size private plot surrounded by open countryside
- Huge potential for a range of uses
- First time on the market in over 100 years
- * Much character and charm throughout
- What3words ///agent.afternoon.defenders

ACCOMMODATION

Entrance Hall	16' 0" x 7' 1" (4.87m x 2.16m) Stairs to first floor with understairs storage cupboard. Door to ground floor cellar.
Reception Room	16' 5" x 13' 8" (5.00m x 4.16m) (into front aspect bay window)
Reception Room	15' 0" x 14' 6" (4.57m x 4.42m) Front aspect window. Feature fireplace with brick surround.
Rear Hallway	Leading to;
Kitchen	16' 1" x 12' 6" (4.90m x 3.81m) Rear and side aspect windows. Oil fired 'Rayburn'. Door to;
Walk-in Pantry	10' 7" x 8' 9" (3.22m x 2.66m) Two side aspect windows.
Utility Area	15' 6" x 8' 6" (4.72m x 2.59m) Rear aspect window and door to garden.
Shower Room	9' 0" x 7' 7" (2.74m x 2.31m) Enclosed shower, low level WC.
First Floor Landing	Split stairs. Sky light.
Bedroom	15' 4" x 13' 4" (4.67m x 4.06m) Front aspect window.
Bedroom	15' 9" x 12' 4" (4.80m x 3.76m) (room with slopping ceiling)
Bathroom	9' 1" x 8' 9" (2.77m x 2.66m) Rear aspect window. Fitted with a three piece suite.
Bedroom	13' 10" x 12' 9" (4.21m x 3.88m) Side aspect window.
Bedroom	13' 0" x 12' 1" (3.96m x 3.68m) Front aspect bay window
Bedroom	8' 7" x 8' 5" (2.61m x 2.56m) Front aspect window.



OUTSIDE

The property is approached via a concrete driveway and large hard standing providing multiple off road parking. There is a double carport. Steps and a path lead up to the front door of the main house. There is also a large area of lawn to the front. To the west elevation the garden extends to a point and contains a pond. The total plot size for the property is just under 1 acre. There is also an additional wooded strip of land to the east side of Bonson Hill which belongs the property and will be included within the sale.

OUTBUILDINGS

Adjoining the side of the main house is a collection of ancillary barns, these are a mixture of two and three storeys and all require significant renovation.

AGENTS NOTE

Please note this property is offered for sale via 'informal Tender'. Please submit all offers in writing to Gibbins Richards, 17 High Street, Bridgwater TA6 3BE by 11am on 22nd June 2026. For full details please contact the office.

The curtilage and some of the ancillary barns have had some minor localized flooding historically, although the house itself has never been affected.

BASEMENT
1252 sq.ft. (116.3 sq.m.) approx.

GROUND FLOOR
2002 sq.ft. (186.0 sq.m.) approx.

FIRST FLOOR
1409 sq.ft. (130.9 sq.m.) approx.

SECOND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 5292 sq.ft. (491.6 sq.m.) approx.

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.

We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

