



GIBBINS RICHARDS 
Making home moves happen

Cobb Farm, Fiddington, Nr. Bridgwater TA5 1JD
Offers in Excess of £700,000

GIBBINS RICHARDS 
Making home moves happen

* A well appointed detached family home set in generously-sized and well-maintained gardens * 0.5 acre paddock * Numerous outbuildings/garaging * Multiple off road parking * Far reaching views * Three/Four double bedrooms * Two shower rooms & En-Suite bathroom * Popular village location *

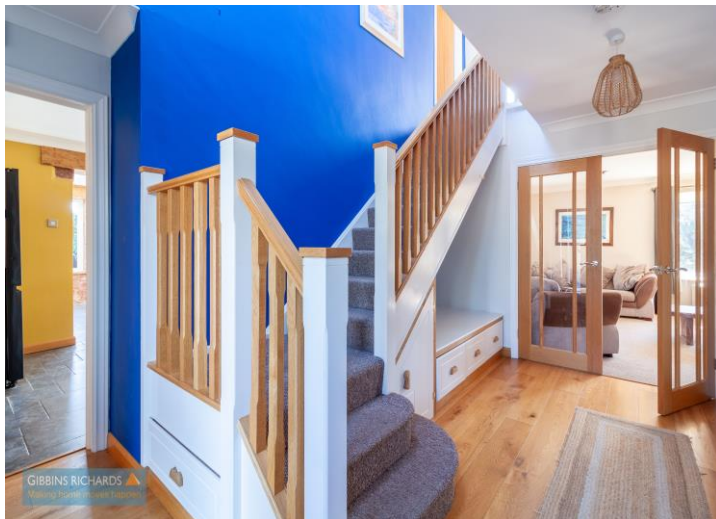
Cobb Cottage is a most spacious and versatile detached property which benefits from; spacious hallway, ground floor shower room, reception/bedroom 4, spacious and light and airy sitting room, beautifully fitted kitchen/dining/family room with an abundance of natural light and bi-folding doors to the garden. Separate utility room with access to the garage. To the first floor are three good-sized bedrooms (master with en-suite bathroom) and family shower room.

Undoubtedly one of the main features to this property is its generously sized gardens and numerous outbuildings/garaging together with multiple off road parking and far reaching countryside views.

Fiddington is a very popular village with plenty of open space and countryside. Local facilities can be found in the nearby villages of Nether Stowey and Cannington. Bridgwater town centre lies approximately seven miles distant and offers a wide and comprehensive range of facilities including M5 motorway access and intercity railway station.

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

Total floor area - 2477 sq.ft. (230.2 sq.m.) approx.
Secluded village location with views to countryside
Four bedroom detached house
Two shower rooms & En-suite Bathroom
Superb kitchen/dining/family room
Separate utility room
Multiple outbuildings
Carport / Garages / Multiple off road parking
Wrap around gardens
what3words: honeybees.lavished.preheated





GIBBINS RICHARDS
Making home moves happen

Entrance Hall	15' 0" x 11' 5" (4.57m x 3.49m) Stairs to first floor.
Shower Room	7' 9" x 5' 10" (2.37m x 1.79m) Low level WC, wash hand basin and walk-in shower. Under floor heating.
Reception/Bedroom 4	15' 0" x 12' 11" (4.57m x 3.94m) Front aspect window.
Sitting Room	19' 0" x 17' 0" (5.78m x 5.18m) Side aspect window, double doors to hallway.
Kitchen/Diner	31' 11" x 12' 6" (9.74m x 3.82m) Fitted in a quality range of matching eye and low level units. Central island with units below. Integrated appliances and under floor heating.
Family Area	29' 4" x 10' 6" (8.95m x 3.20m) Rear aspect windows and bi-fold doors providing access onto the garden. Double doors to side. Door to;
Utility Room	14' 9" x 7' 9" (4.49m x 2.37m) Fitted in a range of units with space and plumbing for washing machine. Door to;
Garage	20' 7" x 11' 2" (6.28m x 3.41m) 6ft inspection pit.
First Floor Landing	Doors to three bedrooms and shower room. Storage cupboard.
Bedroom 1	25' 3" x 11' 1" (7.69m x 3.38m) Dual aspect windows, walkway through to;
En-Suite Bathroom	16' 6" x 8' 4" (5.03m x 2.53m) Velux window. Low level WC, two wash hand basins with vanity units under, bath with shower attachment. Large storage cupboard.
Bedroom 2	15' 2" x 11' 5" (4.63m x 3.49m) Side aspect window. Built-in wardrobe.
Bedroom 3	11' 9" x 11' 3" (3.57m x 3.44m) Side aspect window. Built-in wardrobe.
Shower Room	10' 0" x 7' 9" (3.05m x 2.36m) Side aspect window. Low level WC, wash hand basin and walk-in shower.



GIBBINS RICHARDS
Making home moves happen



GIBBINS RICHARDS
Making home moves happen



GIBBINS RICHARDS
Making home moves happen



TOTAL FLOOR AREA : 2477 sq.ft. (230.2 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.
Made with Metropix ©2026



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.

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