



Scrubbits Farm, Chilton Polden TA7 9EJ

Asking Price Of £1,195,000 Freehold

COOPER
AND
TANNER



Scrubbitts Farm

Chilton Polden TA7 9EJ

 3  2  2  c.15 acres EPC D

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Cooper and Tanner are proud to present Scrubbitts Farm, an exceptionally well presented and maintained smallholding offering fabulous versatility in its potential future usage, and situated in a stunning semi-rural setting on the edge of this sought after village.

Accommodation

This attractive early 19th century farmhouse has been extensively improved and adapted by our clients during their ownership, to provide a spacious and comfortable home that retains a wealth of character, yet sympathetically blended with a contemporary twist, as well as a wide range of modern conveniences including 4.2kw of solar PV panels linked to both the hot water system and grid. The accommodation is immaculately presented throughout and the primary living area on the ground floor comprises an impressive 30ft open plan family room with underfloor heating, vaulted ceilings with skylights and triple aspect windows allowing natural light to fill the space. Here there is ample room for loosely defined sitting and dining areas as required. Directly adjacent you'll find the accommodation flowing seamlessly into the generous L-shaped kitchen, fitted with a comprehensive range of hand-crafted wooden cabinetry, granite worktops and two Belfast style sinks. Integral appliances include a dishwasher and Rayburn Range double oven, which also provides heating and hot water via its condensing boiler. Further space is provided for an American style fridge/freezer. A modern wood fuelled stove is well positioned at the heart of this open plan space, to maintain a welcoming ambience during the winter months. A generous separate utility/boot room provides a further range of fitted storage cabinetry, as well as space for laundry appliances, before leading you through to a well-appointed shower room. Completing the ground floor is a cosy snug with recesses for bookshelves and a fabulous red brick fireplace with a second log

burning stove installed. Moving to the first floor you'll discover three beautifully presented and well-proportioned double bedrooms served by a large family bathroom with modern four-piece suite, as well as a separate washroom with WC and basin.

Outside

Scrubbitts Farm offers a wealth of opportunities with the outside space, stunning semi-rural setting and high-quality outbuildings, all of which would suit a variety of uses, subject of course to gaining the necessary consents. The current owners have adapted the buildings that formed part of the original farm and restored the two larger buildings to create a c.15 acre holding that has been used for horses, sheep and poultry. Further potential for alternate uses could include creation of a holiday letting venture, animal sanctuary, cultivation of fresh produce or other home-based business.

To the side of the house is a traditional stone barn with doors to the front and side and what is believed to have been a former cottage attached to one end. This building is close enough to the house that it could be linked into the main accommodation or indeed used as an annexe or home office.

The former cow stalls lie to the rear of the house and are an excellent space for storage or could easily be put to an alternative use.

To the side of the cow stalls is a modern steel framed barn with full height doors to one end for vehicle access, and a pedestrian door to the side, making it ideal to use as a workshop or machinery and implement store. Opposite is a further barn which is open to the front, penned for livestock this could make a lovely stable barn. Our clients have set up a rainwater harvesting system to utilise the roof space, providing a total of 7.5k litres capacity across both building. At one end is a further useful workshop/store which retains its original facade. Just beyond this barn is a good-sized double field shelter.









Land

As with all facets of this property, the grounds have been fastidiously maintained and are presented beautifully throughout, with a focus on regeneration and providing for the wide variety of wildlife. Care has been taken over the management of the land and grazing to ensure that the ground has not been overly grazed. All hedges and fences are well kept and stock proof, with mains water connected to some of the paddocks. The layout of the land is very flexible with paddocks of varying sizes to suit different grazing needs, and has been thoughtfully arranged to ensure that the management of any livestock is easy with a holding pen/corral next to the buildings.

An overage applies to part but not all of the site and so potential for future development could be investigated for part of the grounds adjacent to the village building line, subject to all necessary surveys and consents.

Location

Chilton Polden is a picturesque village nestled on the wonderful Polden Hills with easy access to the A39. The village has a popular pub, a church and playing field. Primary schooling is provided just a few miles away at Catcott and comprehensive convenience store with sub post office in nearby Edington, as is the local medical centre. Secondary education is available at Crispin School, Strode College and the renowned Millfield School, all in Street, whilst a range of further independent schools and colleges can be found within

miles from Street and approximately six miles from Bridgwater and the M5 (junction 23). Taunton, Bath and Bristol are commutable and rail links can be found in Bridgwater or Castle Cary. Bristol Airport is within a 40 minute drive at off-peak times.

From an equestrian point of view, Scrubbits Farm is superb when it comes to the choice of facilities and venues close by. Poldens and Bridgwater Riding club provide lessons, training, camps and competitions for their members, Stretcholt and King Sedgemoor Equestrian Centres are the closest being around 20 minutes away and Badgworth Arena is just over ½ an hour away, as is Stockland Lovell (training facility). The Quantock Hills and the beach at Brea and Berrow (riding permitted all year round) are within easy reach. Training is also available locally through the Polden Pony Club, Cannington Equestrian Centre, Quantock Riding Club, ETSW Riding Club and the Quantock Pony Club.

Viewing Arrangements

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team.

Material information for this property can be viewed online via Rightmove and OnTheMarket.com, or upon request from our office.



Local Council: Somerset Council

Council Tax Band: D

Heating: Oil fired central heating

Services: Mains electric & water, private drainage. Superfast broadband and mobile signal with three major networks likely (Ofcom).

Tenure: Freehold



Motorway Links

- M5 (J23)
- A303 Podimore



Train Links

- Bridgwater / Taunton (Paddington)
- Yeovil (Waterloo)



Nearest Schools

- Catcott (Primary)
- Millfield (Independent), Hugh Sexeyes Crispin, Strode College, Bridgwater College

Scrubbits Farm, Scrubbits Lane, Chilton Polden, TA7

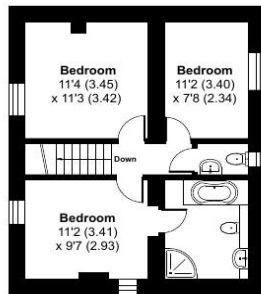
Approximate Area = 1668 sq ft / 154.9 sq m

Garage = 1350 sq ft / 125.4 sq m

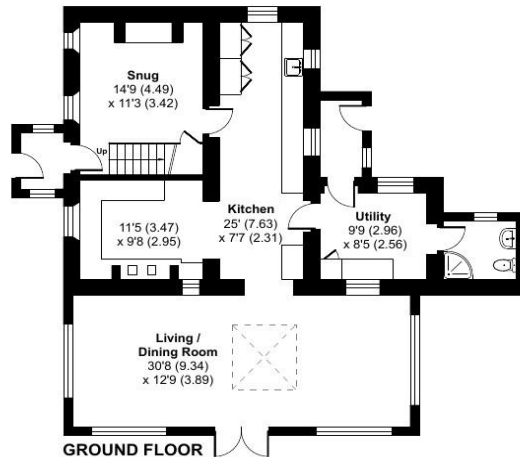
Outbuildings = 2847 sq ft / 264.4 sq m

Total = 5865 sq ft / 544.7 sq m

For identification only - Not to scale



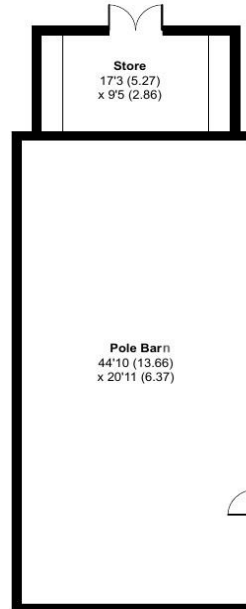
FIRST FLOOR



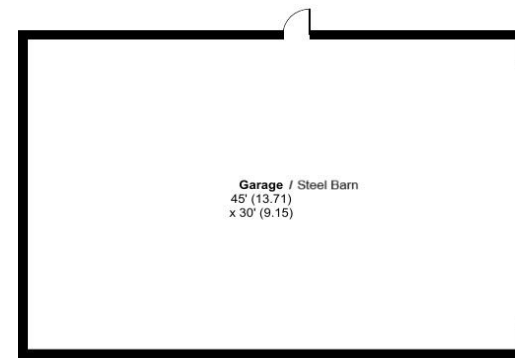
GROUND FLOOR



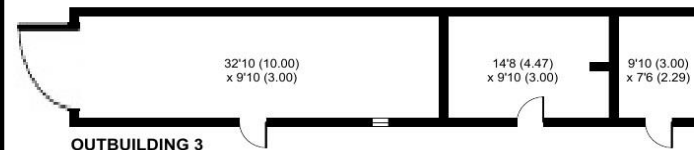
OUTBUILDING 4



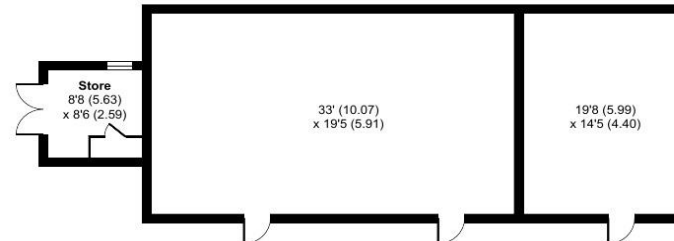
OUTBUILDING 1



GARAGE



OUTBUILDING 3



OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1284522

STREET OFFICE

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