



Manor Farm

| SHEPTON MALLET, SOMERSET

| **Carter Jonas**

MANOR FARM
PRESTLEIGH
SHEPTON MALLET
SOMERSET
BA4 4NJ

An accessible livestock farm of 132 acres offered for sale as a whole or in up to four separate lots.

- Lot 1: Farmhouse within 2.98 acres.
- Lot 2: Farm buildings for redevelopment within 12.30 acres.
- Lot 3: 70.32 acres with a modern farm building.
- Lot 4: 47.28 acres.

Carter Jonas



LOCATION
Manor Farm is located opposite the Bath and West Showground, a short distance from the hamlet of Prestleigh which is within easy reach of the nearby towns of Shepton Mallet, Bruton, Castle Cary, Glastonbury, and Wells.

Shepton Mallet offers a range of day-to-day facilities including supermarkets, surgeries and a wide range of other shops. The property is also within easy reach of Bristol and Bath which offer a wider range of shopping and entertainment facilities.

Castle Cary station (about five miles to the south) offers regular train services to London Paddington, whilst Templecombe offers trains directly into London Waterloo. There are further mainline stations at Yeovil, Bristol and Bath.

There are excellent state and independent schools in the area including St Dunstans in Glastonbury, Crispin School in Street, Wells Blue School in Wells, Millfield Senior and Prep Schools, Wells Cathedral School, Downside School, All Hallows Preparatory School and Kings Bruton.



**LOT 1: MANOR FARMHOUSE WITHIN
2.98 ACRES**

The farmhouse, which is subject to an agricultural occupancy condition and in need of refurbishment, provides excellent family accommodation extending to over 3,000sqft/ nearly 300sqm.

The property comprises, on the ground floor, front door leading to hallway, with sitting room off, dining room, farm office/study, kitchen with breakfast room, rear hall with cloakroom and utility room and a door to double garage.

On the first floor, the accommodation comprises the principal bedroom with ensuite bathroom and dressing room, two further good-sized double bedrooms, two smaller double bedrooms, and a family bathroom. The farmhouse is serviced by oil fired central heating and double glazing throughout.

Outside, there is a good-sized driveway and garden together with paddocks to the side and rear of the farmhouse. In all, Lot 1 extends to 2.98 acres.

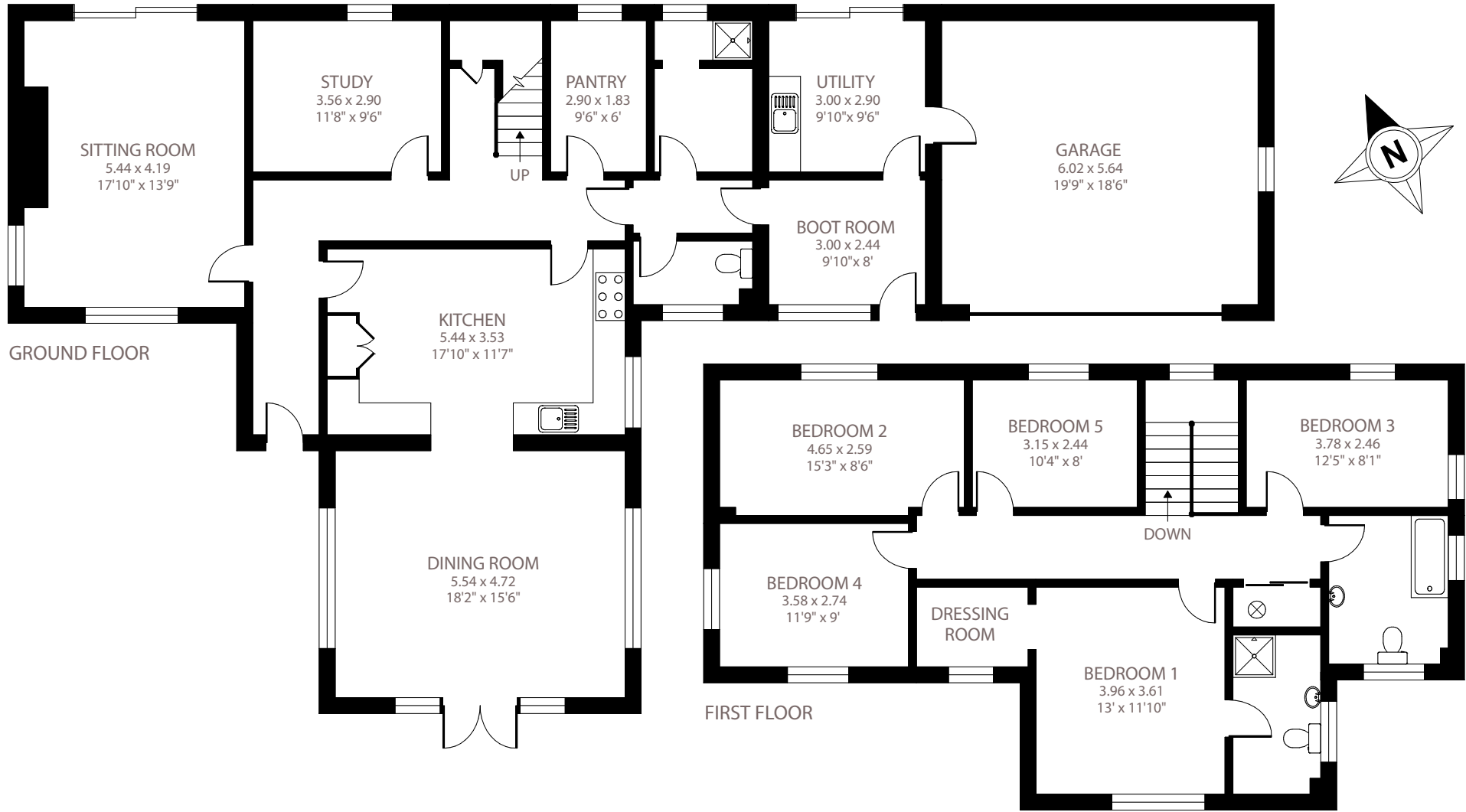
FLOOR PLAN

**MANOR FARM
PRESTLEIGH
SHEPTON
MALLET
SOMERSET
BA4 4NJ**

Approximate gross internal area:

Farmhouse
3187 sq ft (296 sq m)

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.



LOT 2: MANOR FARM BUILDINGS

The farm buildings, which are located to the south of the farmhouse and separated by the farm drive, comprise a range of both traditional and modern former dairy buildings.

Permission has been granted by Mendip District Council (application reference 2021/2712/PAA) for the conversion of three of the buildings to provide:

- Unit 1, comprising a detached three-bedroom dwelling with a proposed gross internal area of 112sqm.
- Unit 2, comprising a semi-detached two-bedroom dwelling with a proposed gross internal area of 69sqm.
- Unit 3, comprising a semi-detached two-bedroom dwelling with a proposed gross internal area of 73sqm.

The proposed dwellings are shown on the plans below. The parlour and covered yard adjoining the traditional buildings needs to be removed as part of that consent. However, the successful purchaser may wish to pursue their own redevelopment proposals for the farm buildings.

In addition to the buildings with permission for conversion, there are further buildings comprising:

On the western side of the farmstead, closest to the road, three modern covered yards measuring 60'x30', 75'x30' and 60'x30', together with a further modern building to the south measuring 65'x50'.

To the south of the buildings with permission for conversion, a further modern covered youngstock shed measuring 75'x30', together with an above ground slurry store, and silage clamp with sleeper walls. However, the youngstock shed to the west of the above ground slurry store will be removed by the vendor.

In addition, to the east of the buildings for conversion, there are three further modern buildings measuring 60'x30', 50'x40', and 75'x30'.

The farm buildings are offered for sale together with the surrounding land. Lot 2 totals 12.30 acres.





PROPOSED FLOOR PLANS

BUILDINGS AT MANOR FARM
PRESTLEIGH
SHEPTON
MALLET
SOMERSET
BA4 4NJ

Proposed gross internal areas:

Unit 1: 112 sqm

Unit 2: 69 sqm

Unit 3: 73 sqm

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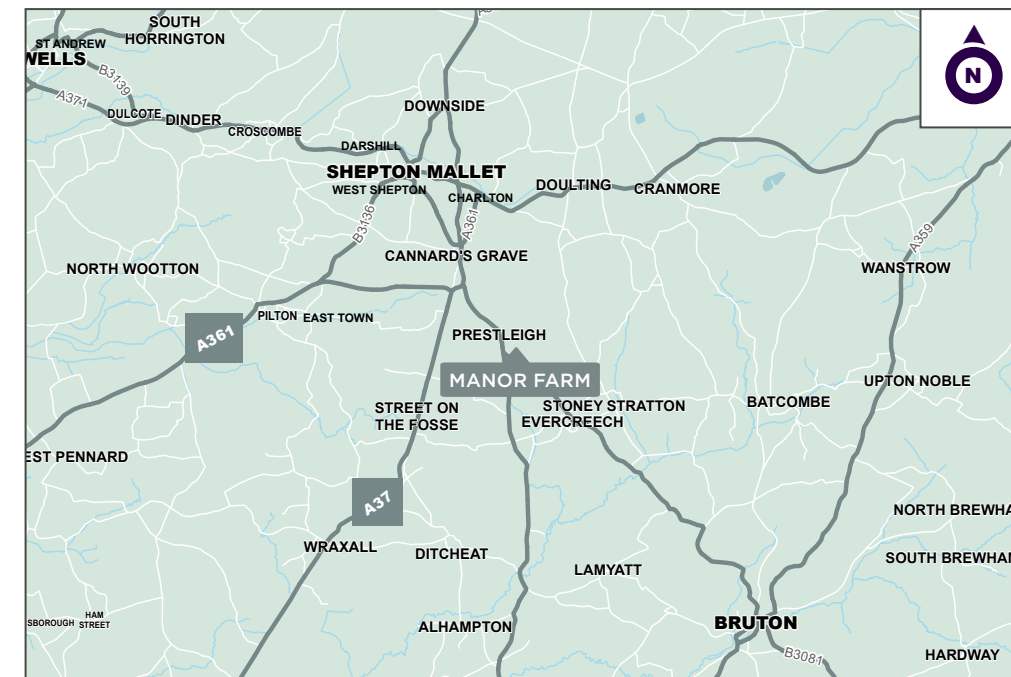
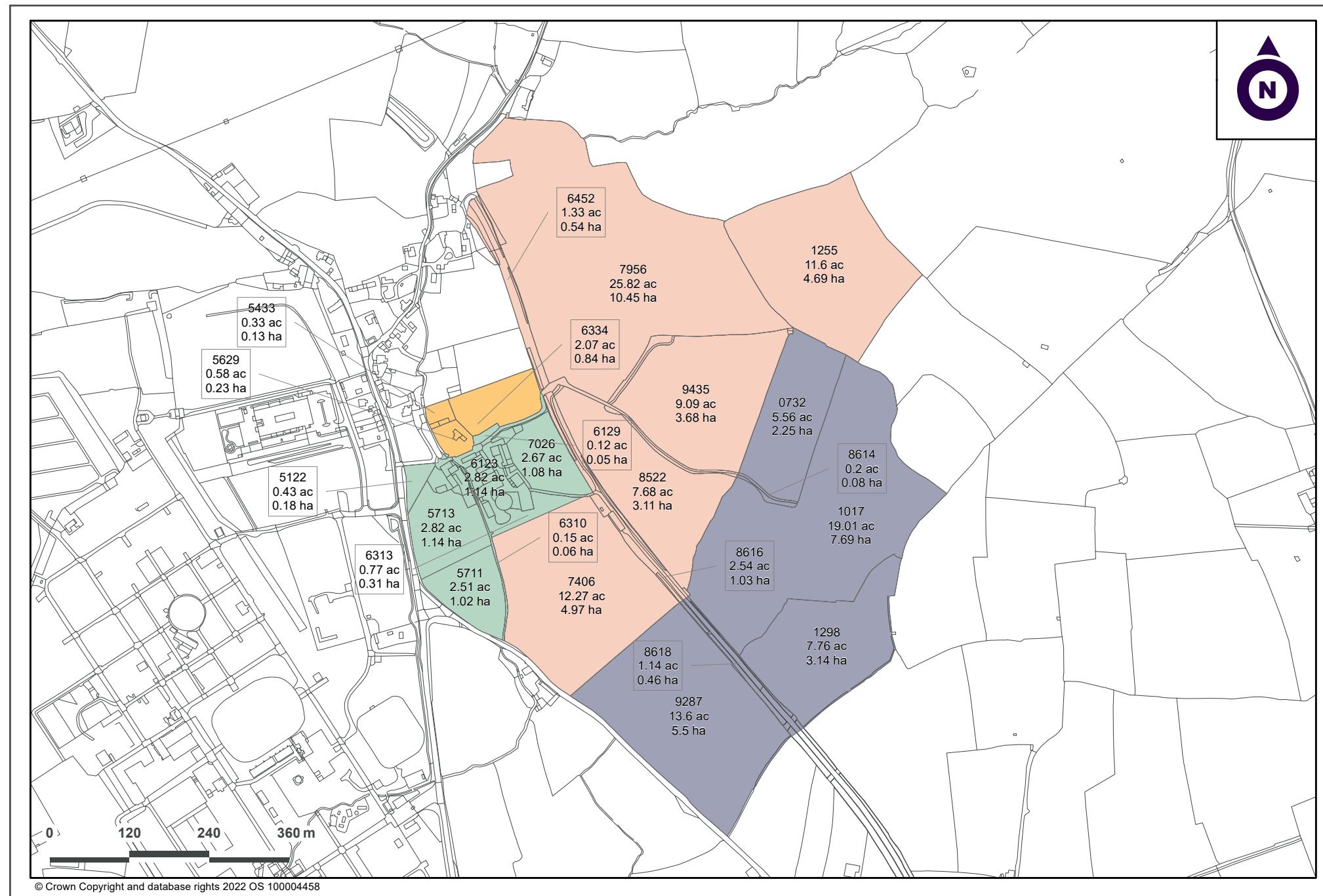
LOT 3: 70.32 ACRES WITH A MODERN FARM BUILDING

Lot 3 comprises 70.32 acres divided between five enclosures including part of the old railway line. Access is available via a right of way from the road gate through the western corner of field number 9287 within Lot 4, and the northern end of field number 6452. Lot 3 includes a nine-bay modern farm building measuring 100'x 30' on the old railway line.

LOT 4: 47.28 ACRES

Lot 4 comprises 47.28 acres divided between five enclosures, including part of the old railway line. Access is available from the road gate along the southern boundary with an underpass beneath the old railway line.







TAUNTON

01823 428 590 | david.hebditch@carterjonas.co.uk

01823 428 593 | jack.mitchell@carterjonas.co.uk

Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

LONDON

020 7518 3264 | mayfair@carterjonas.co.uk

18 Davies Street, Mayfair, London, W1K 3DS

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