



*Barns at Lower Huntham Farm*

TAUNTON, SOMERSET

**Carter Jonas**

**BARNs AT LOWER  
HUNTHAM FARM  
STOKE ST GREGORY  
TAUNTON  
SOMERSET  
TA3 6EY**

**A Dutch barn with permission for conversion to a 275sqm dwelling together with a further block built former cubicle house with permission for conversion to a 161sqm dwelling.**

For sale by private treaty as a whole or in two separate lots.

Further adjoining land in excess of two acres potentially available by separate negotiation.



**LOCATION**

The Barns at Lower Huntham Farm occupy a rural location between the sought-after villages of North Curry and Stoke St Gregory, both of which offer a church, village hall, public houses, primary school, and pre-school, and at North Curry, a medical centre. The small town of Langport is about 20 minutes away and offers day to day facilities including a supermarket and independent shops whilst the county town of Taunton is also within easy reach and offers a wide range of shopping, social and scholastic facilities. There is an excellent range of good schools nearby both in the independent and state sectors, including Taunton School and Queens and Kings Colleges all found within the county town. The M5 motorway can be joined at Junction 25 at Taunton and the A303 is also within easy reach. Taunton also offers regular intercity service to London Paddington (100 minutes by fast train).

## PROPERTY

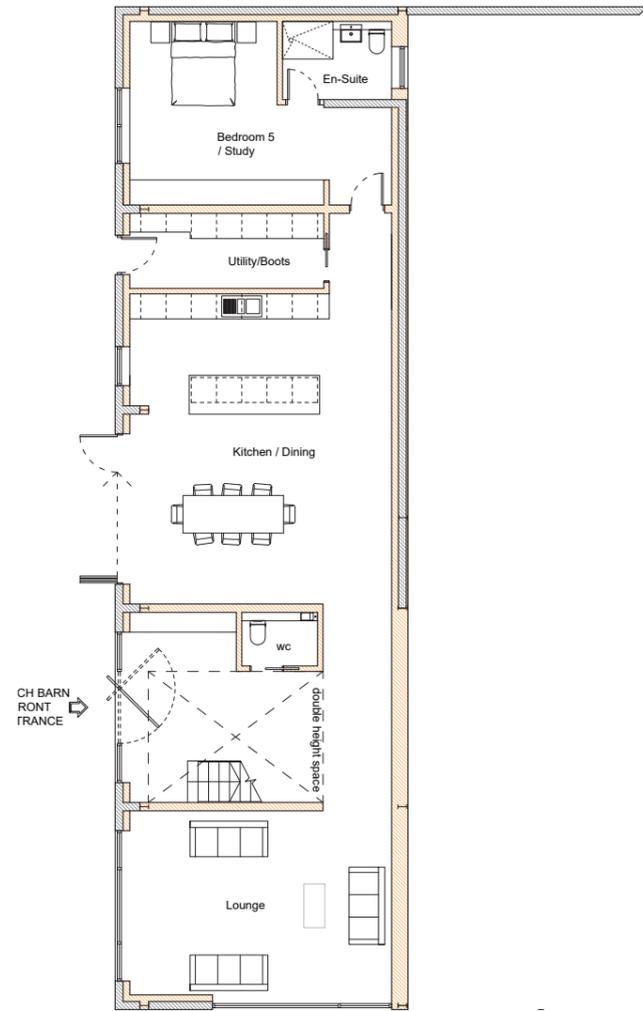
The Barns at Lower Huntham Farm comprise two agricultural buildings with consent for conversion to two dwellings.

### Lot 1: The Dutch barn

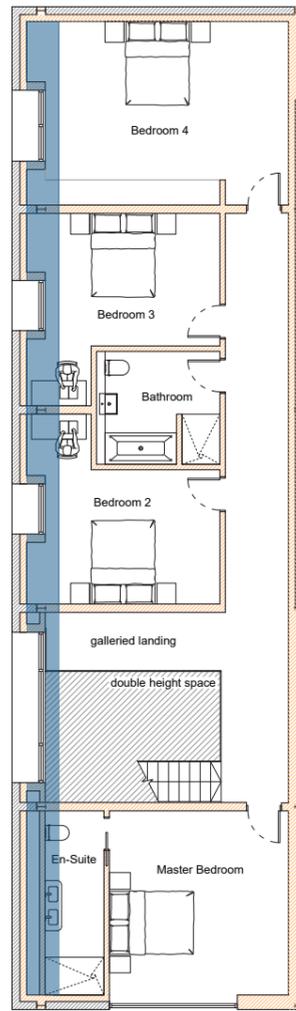
The Dutch barn comprises a steel framed building with part block walls and part timber cladding under a fibre cement roof.

The proposed accommodation will comprise a full height entrance hall with feature staircase to the first floor and part galleried landing above, together with a WC off. There will be an open plan kitchen and dining area situated centrally within the property with bi-folding doors on the western elevation, access to the utility/boot room (with side entrance off) and a study/fifth double bedroom with en-suite shower room at the northern end. At the southern end of the property will be a spacious sitting room with partially glazed southern elevation. On the first floor, at the southern end of the property, will be the principal bedroom with full height glazed window and en-suite facilities. There will be three further double bedrooms on the first floor together with a family bathroom and partially galleried landing. The proposed gross internal floor area is 275sqm.

## LOT 1: PROPOSED PLANS



Proposed Ground Floor Plan

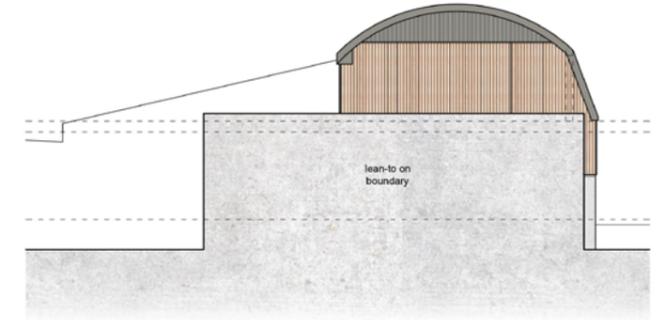


Proposed First Floor Plan

## LOT 1: PROPOSED PLANS



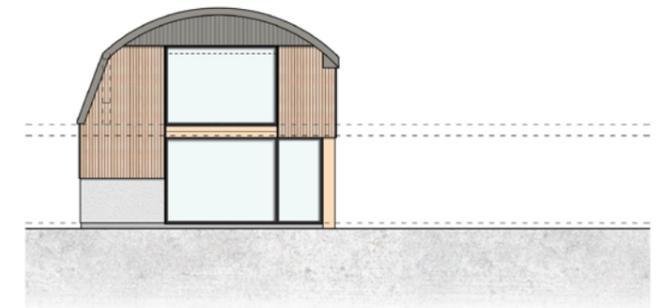
Proposed South West Elevation



Proposed North West Elevation



Proposed North East Elevation



Proposed South East Elevation

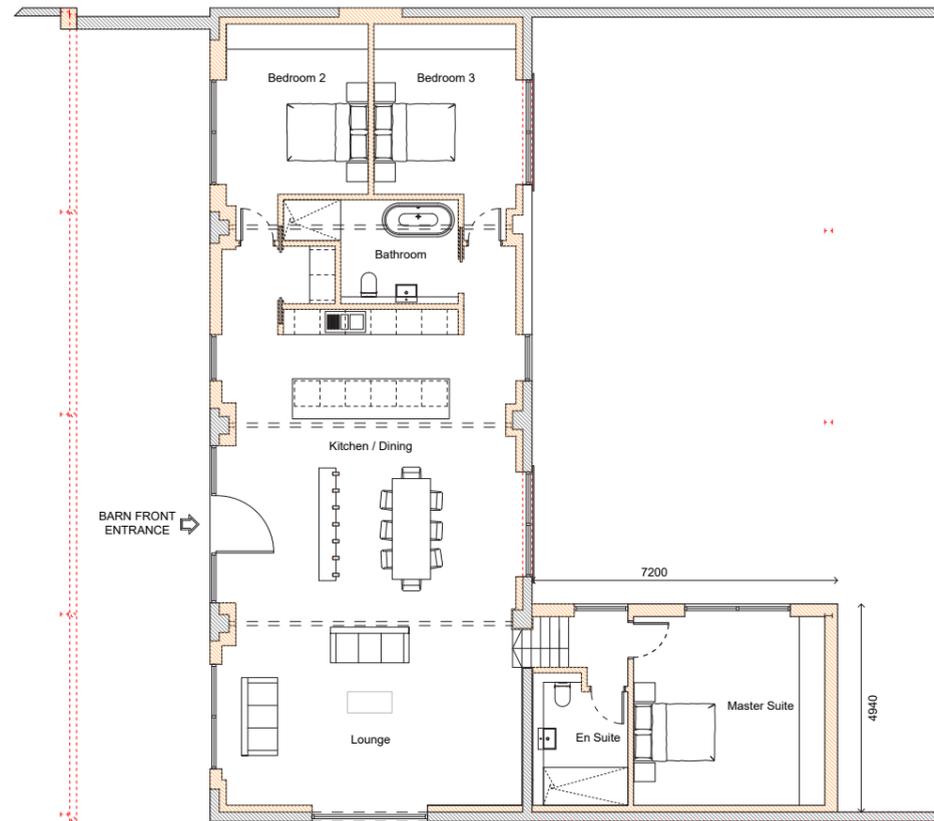
### Lot 2: The Block Building

The block building comprises a former cubicle house of block elevations under a fibre cement roof.

The proposed accommodation will comprise the entrance to open plan kitchen/dining/sitting room with access down to the principal bedroom with en-suite facilities from the sitting area together with access to two further double bedrooms and a family bathroom from the kitchen area. The proposed gross internal floor area is 161sqm.

Adjoining the eastern elevation of the barn will be a private courtyard with access available adjoining the boundary of the property with the old dairy barn to the east, and via the proposed accommodation itself.

## LOT 2: PROPOSED PLANS

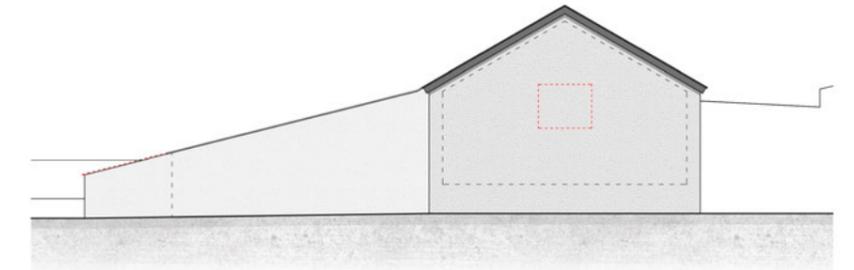


Proposed Ground Floor Plan

## LOT 2: PROPOSED PLANS



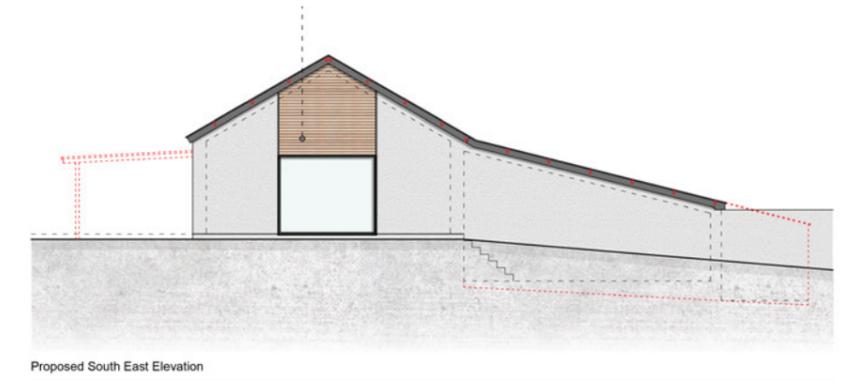
Proposed South West Elevation



Proposed North West Elevation



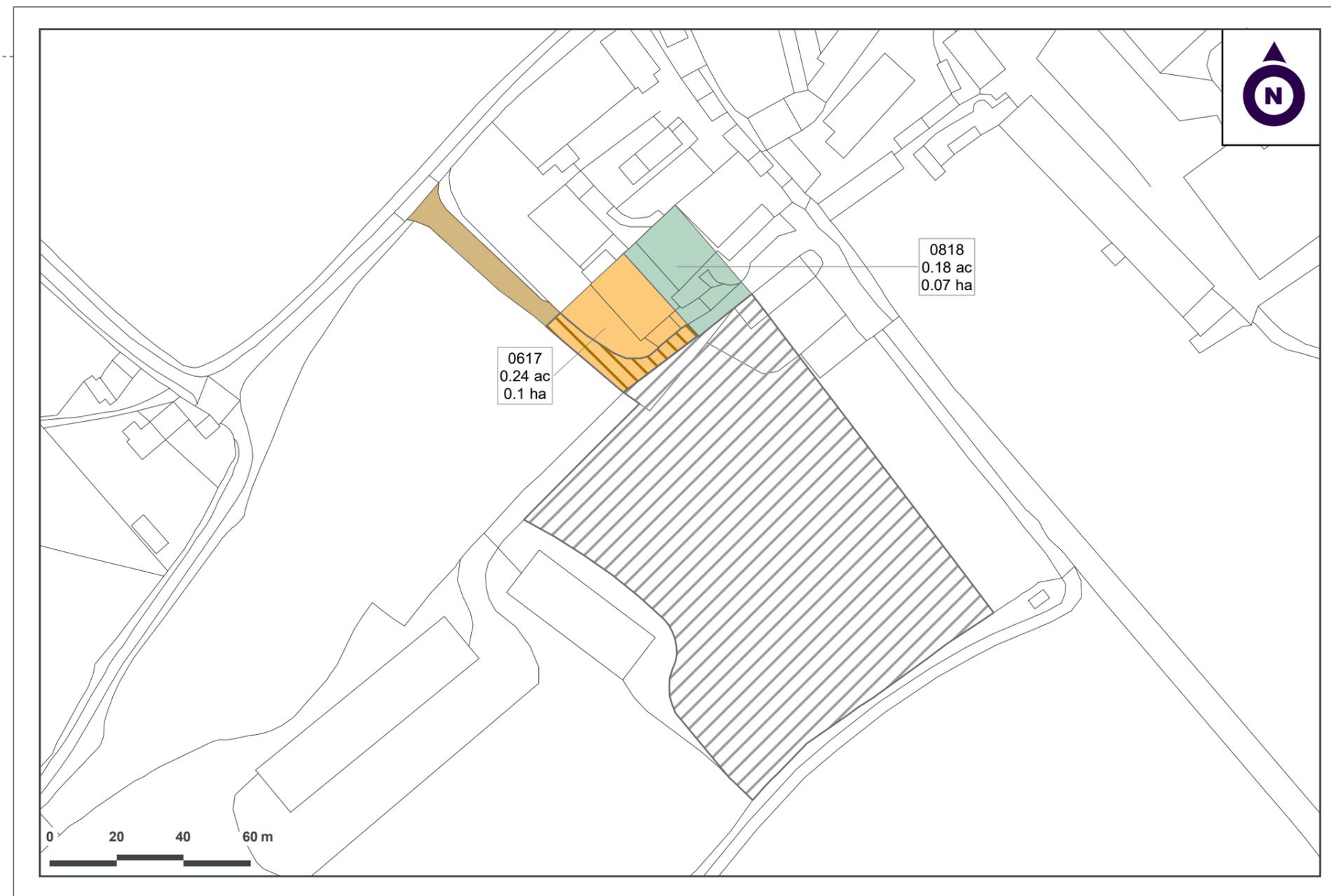
Proposed North East Elevation

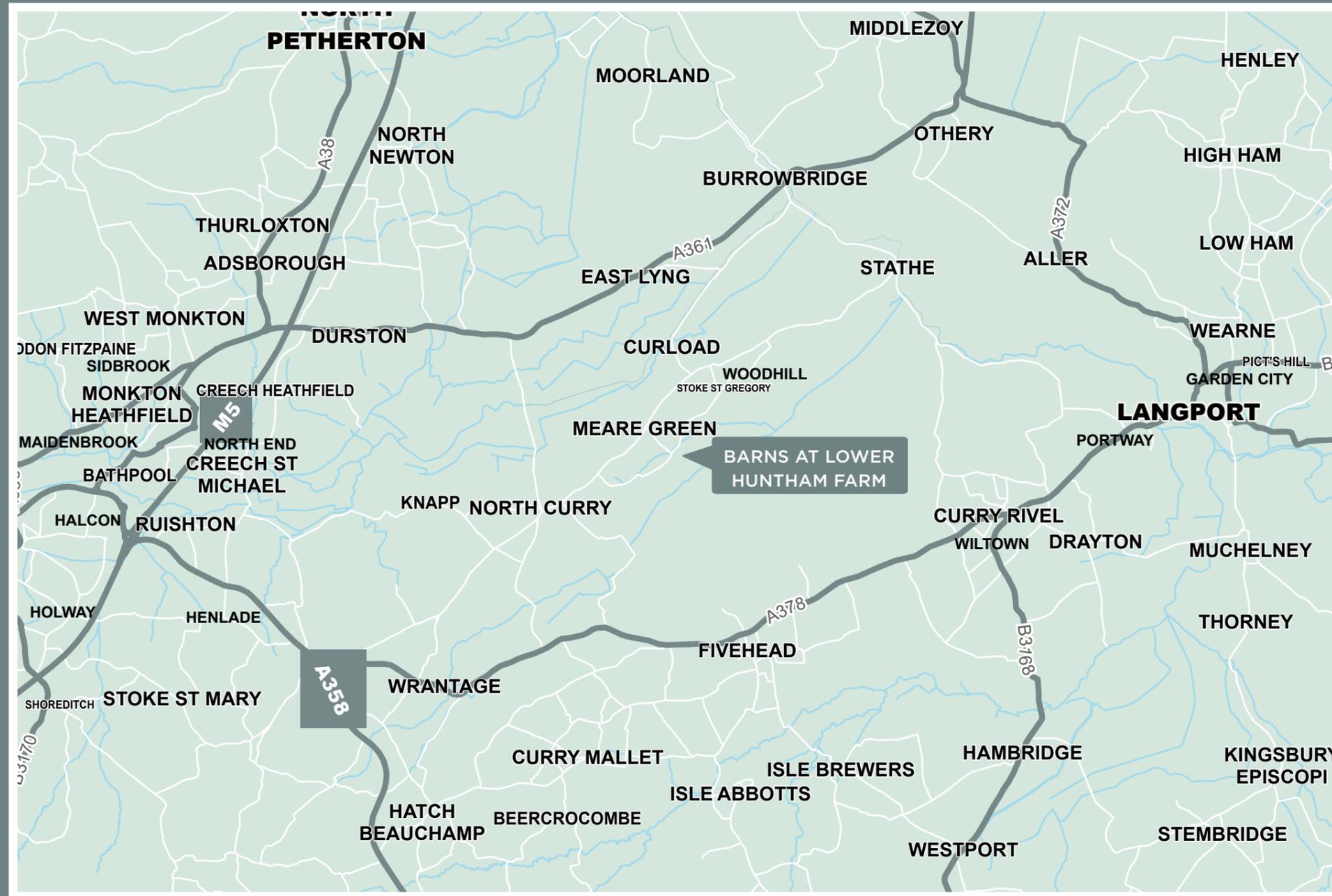


Proposed South East Elevation

# LAND PLAN

-  LOT 1
-  LOT 2
-  THE RIGHT OF WAY
-  POTENTIALLY AVAILABLE LAND





#### METHOD OF SALE

The property is offered for sale by private treaty as a whole or in two separate lots.

The guide price for Lot 1 is £300,000.

The guide price for Lot 2 is £200,000.

Further adjoining land is available by separate negotiation.

#### TENURE & POSSESSION

The freehold of the property is offered for sale with vacant possession available upon completion of the sale.

#### PLANNING

Permission was granted by Somerset West and Taunton for the conversion of the buildings to residential dwellings in September 2022.

The application reference for Lot 1, the Durch barn, is 36/22/0013/CQ.

The application reference for Lot 2, the block building, is 36/22/0014/CQ.

The Vendor will remove the feed bin, silage barn and clamp situated to the south of the site.

#### WAYLEAVES EASEMENTS & RIGHTS OF WAY

The property will be sold with the required easements for access and service connections.

There is an existing access track up to the farm buildings from the road. Rights will be granted for both Lots 1 and 2 over this track. In turn, Lot 2 will have access to pass over a section of the Lot 1 driveway.

Mains water is available in the road.

#### HEALTH & SAFETY

The site comprises a working farmstead. Potential purchasers are therefore requested to take particular care when inspecting the site bearing in mind especially sudden movements from farm machinery and livestock which may be present at the time of inspection, together with the risks associated with uneven, slippery, and steep surfaces.

#### LOCAL AUTHORITY

Somerset West and Taunton Council

[www.somersetwestandtaunton.gov.uk](http://www.somersetwestandtaunton.gov.uk)

#### VIEWINGS

Viewings are by appointment with the agents, Carter Jonas, on 01823 428590.

#### DIRECTIONS

From Junction 25 of the M5 motorway follow the A358 signed to Ilminster. Continue through Henlade and onto the dual carriageway. Turn left just before the traffic lights at the top of the hill signed Langport and North Curry. After a short distance take the first left signed to North Curry. Continue into the village of North Curry following signs for Stoke St Gregory. Continue out of the village towards Stoke St Gregory and take the third turning on the right onto Huntham Lane, signed Huntham. Continue around the left-hand bend at the bottom of the lane and the entrance to the site will be found shortly thereafter on the right-hand side.



/// depth, marching, statement



## TAUNTON

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## IMPORTANT INFORMATION

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