



Little Pennard Farm

EAST PENNARD, SOMERSET

Carter Jonas

**LITTLE PENNARD FARM
EAST PENNARD
SHEPTON MALLET
SOMERSET
BA4 6TW**

An attractive and well-equipped residential dairy farm set within 175.93 acres.

- A traditional and substantial stone and slate farmhouse, currently divided to provide two separate dwellings.
- A good range of dairy, livestock and general purpose farm buildings.
- Various parcels of good-shaped enclosures laid to pasture. The land enjoys the benefit of access off an adjoining council road.
- Located within an area of high amenity value.
- Currently let on a Farm Business Tenancy, expiring in March 2024.
- In all, about 175.93 acres.
- For sale as a whole or in three lots.



“A period house, range of farm buildings and favourable location offers enormous potential for a purchaser to explore numerous farming or biodiversity opportunities.”



PROPERTY

In the recent past, Little Pennard Farm has been let on a commercial Farm Business Tenancy. The farm comprises a ring-fenced holding, currently servicing a productive dairy enterprise.

Lying centrally within the farm, the former farmhouse has been divided and now offers two large semi-detached cottages which could, if required, be reinstated as a single dwelling. Supporting the dwellings is an extensive range of dairy, livestock and other farm buildings, ideal to support various livestock or equestrian enterprises.

The land which lies within a ring fence but divided by council maintained roads comprises a mixture of rolling and level good sized pasture enclosures.

The topography of the land offers the purchaser the potential to explore the sporting and biodiversity opportunities available.

LOCATION

Little Pennard Farm is located within easy reach of the nearby towns of Shepton Mallet, Wells, Glastonbury, Castle Cary, Frome and Bruton.

Shepton Mallet and Glastonbury offer 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 4 miles away) 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 West Pennard Primary School, St Dunstons 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.



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Lot 1 comprising the farmhouse, farm buildings and 55.95 acres.

FARMHOUSE

A semi-detached property constructed of stone under a slate roof, serviced by oil-fired central heating and entered from the rear. Accommodation comprising on the ground floor of rear hall, utility, shower room, kitchen, hallway and sitting room. On the first floor are three double bedrooms and bathroom. Lawned area to the front of the house and car parking to the rear.

The second property called Wyndham's comprises a semi-detached cottage, also enjoying the benefit of oil-fired central

heating. Entered from the front, the ground floor accommodation comprises hallway, study, living room, dining room, kitchen and utility room. On the first floor are three double bedrooms and bathroom plus a second floor with an attic room that offers potential for further accommodation, subject to obtaining the appropriate consents. The property is serviced by a double garage and lawned garden to the rear.

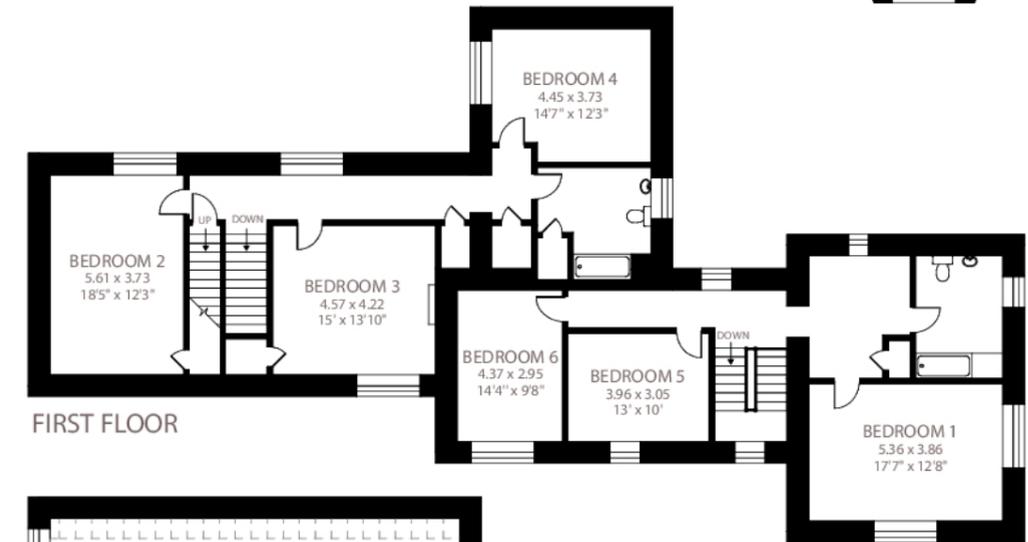
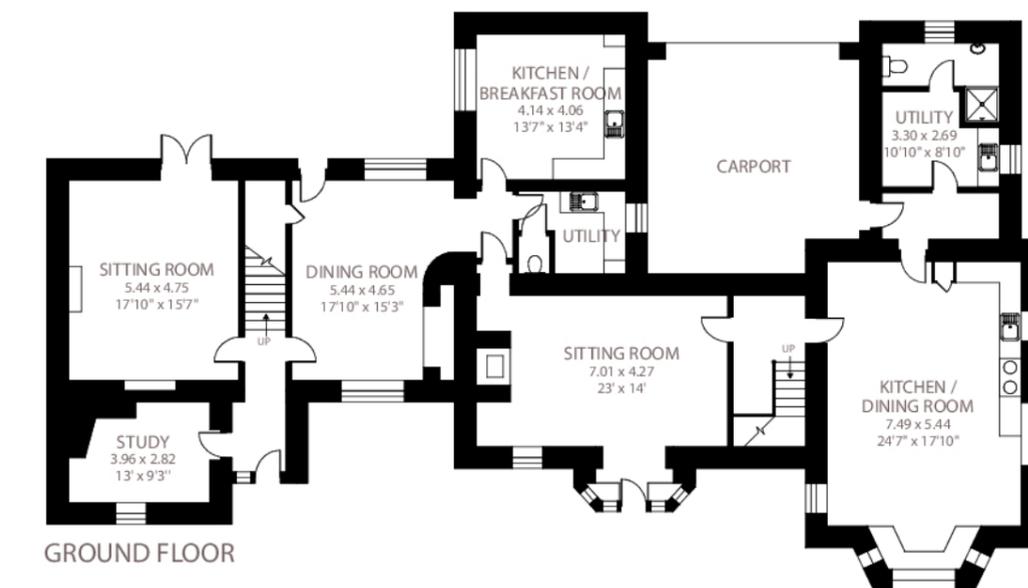




FLOOR PLAN

LITTLE PENNARD FARM
EAST PENNARD
SHEPTON MALLET
SOMERSET

Approximate area: 437.5 sqm / 4709 sqft



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

FARM BUILDINGS

The buildings are located to the rear of the house and offer a good range of dairy, livestock and storage buildings, ideal for the current dairy enterprise. The buildings do however offer potential for a range of alternative livestock, equestrian or other uses. The majority of the buildings benefit from both mains water and electricity.

LAND

In total the land extends to 55.95 acres, the majority of which is laid to pasture to service the dairy enterprise. The attractive undulating land is ideal to service a range of agricultural or equestrian enterprises. There is a small, wooded valley located to the north west of the farm buildings.

Lot 2 totalling 99.49 acres.

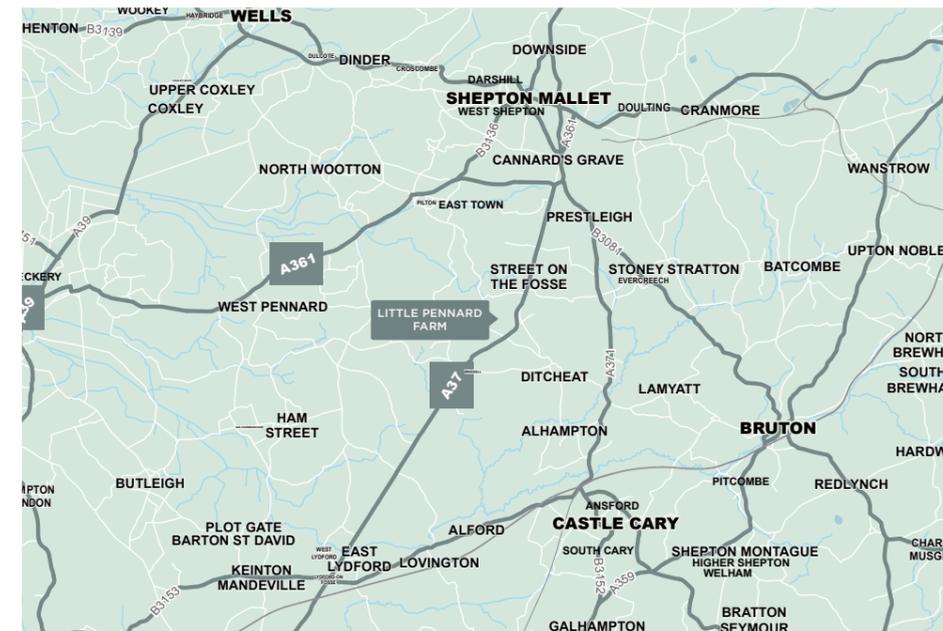
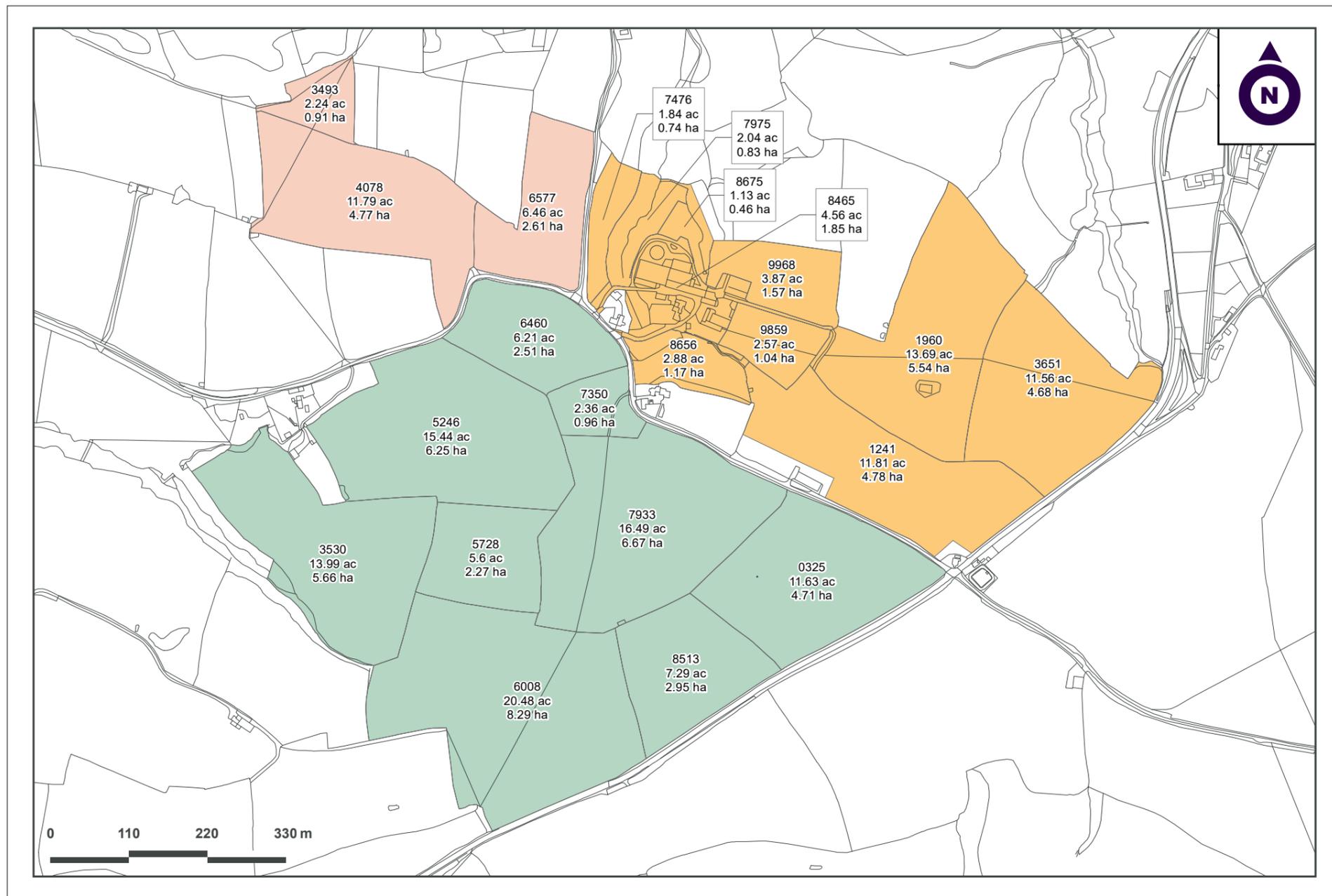
This parcel comprises an excellent opportunity to acquire a large parcel of versatile arable land, currently sown to short-term leys and support the existing dairy.

The land enjoys excellent access off the council road that runs along its eastern boundary.

Lot 3 totalling 20.49 acres.

A further parcel of 20.49 acres ideal to support a number of agricultural, equestrian or biodiversity enterprises.





LAND PLAN

- LOT 1
- LOT 2
- LOT 3

METHOD OF SALE

The farm is for sale by private treaty as a whole or in three lots.

TENURE & POSSESSION

The farm is sold subject to an existing Farm Business Tenancy. Notice has been served for the tenancy to terminate on the 31st March 2024. Further details of the FBT are available from the agent.

LISTING STATUS

Neither the farmhouse nor the buildings are listed.

SERVICES

The dwellings and the majority of the farm buildings are connected to mains electricity and water.

The dwellings are connected to a private drainage system.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

HEALTH & SAFETY

We ask that you be as vigilant as possible when making your inspections for your own personal safety. All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility.

Potential purchasers are requested to take particular care when inspecting the farm, being mindful of livestock and machinery movements.

SPORTING & MINERAL RIGHTS

Included within the sale in so far as they are available.

EPC RATINGS

Property	Ratings
Little Pennard Farmhouse	F
Wyndhams	G

VIEWINGS

By prior appointment with the Vendors' agents, Carter Jonas 01823 428 590.

DIRECTIONS

Heading north from Podimore on the A37 towards Shepton Mallet. Turn left signed to East Pennard and the farm will then be found on either side of the road.



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IMPORTANT INFORMATION

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