



Humphrey's Corner

Stoke-sub-Hamdon, Somerset

Carter Jonas

**Humphrey's Corner
Skillgate Lane
Chiselborough
Stoke-sub-Hamdon
Somerset
TA14 6TP**

**A detached barn with
planning permission for
conversion and extension.**

Humphrey's Corner comprises an attractive stone and tile barn with permission for conversion and extension to provide a three-bedroom dwelling. A new access track has been constructed with mains water and electricity now connected to the site.

In all extending to 0.42 of an acre.

For sale by private treaty as a whole.



Location

The property is located adjoining Skillgate Lane on the edge of the village of Chiselborough which offers a church, village hall, and public house. The neighbouring village of Norton-sub-Hamdon is within about one mile, where a greater range of facilities can be found. The towns of Crewkerne and Yeovil are within easy reach. Both offer mainline rail links to Exeter and London Waterloo. The property has easy access to the A303 which in turn provides excellent road communications with the rest of the country.

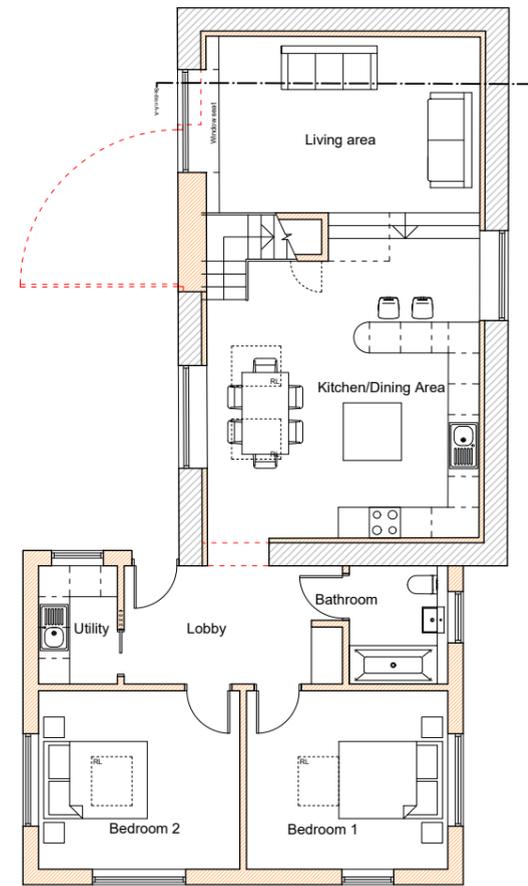
The Property

The barn is constructed of principally stone elevations under a tiled roof. Permission has been granted for the conversion and extension of the barn. The proposed accommodation will comprise:

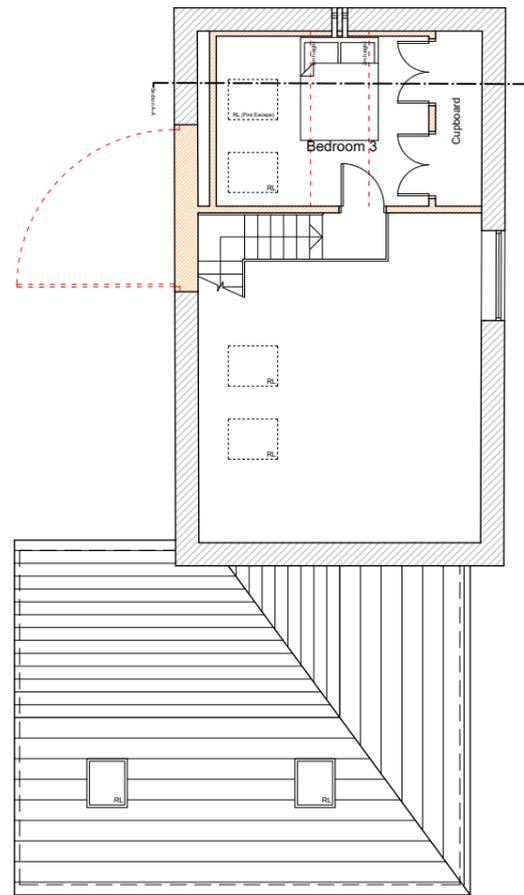
- Entrance Hall/Lobby
- Bathroom
- Utility Room
- Open plan Kitchen/Dining/Sitting Room
- Three Double Bedrooms (one on the first floor)

The existing gross internal area of the barn is 55sqm. The proposed ground floor gross internal area of the converted barn including the extension is 102sqm. The proposed first floor gross internal area (with over 2m of head height) is 4sqm.

The barn is offered together with the adjoining land to the west. In all, the property extends to 0.42 of an acre.



Proposed Ground Floor Plan

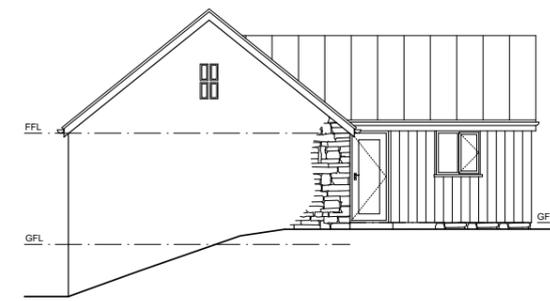


Proposed Mezzanine Level Plan

Proposed Floorplans



Proposed East Elevation



Proposed North Elevation

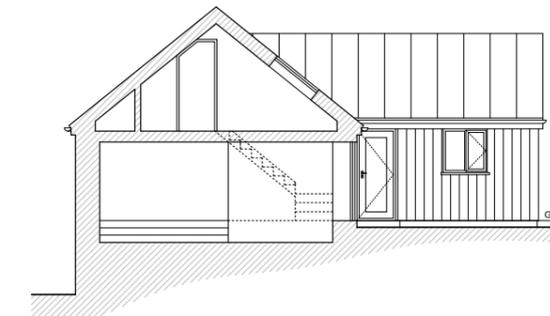


Proposed South Elevation

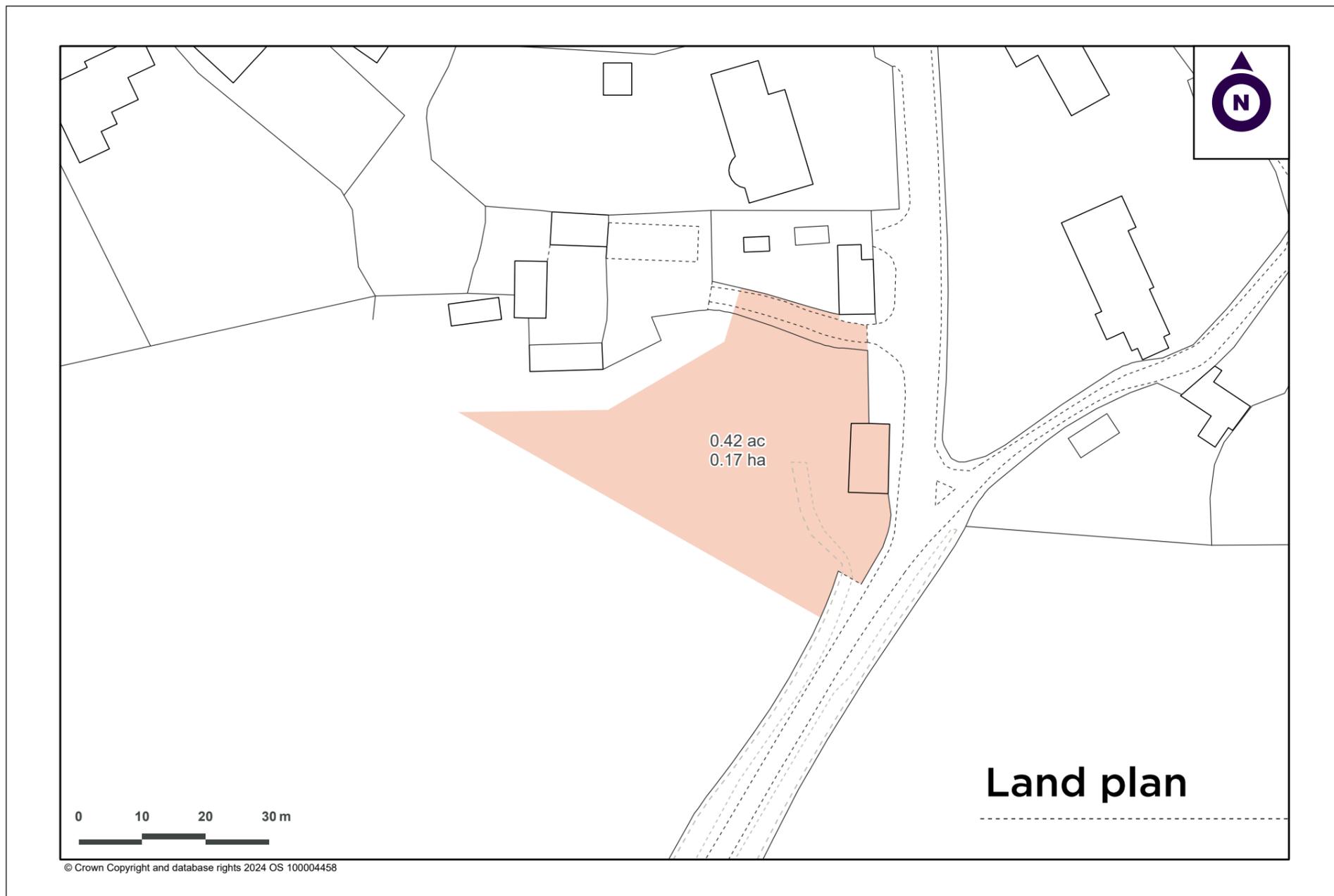


Proposed West Elevation

Proposed Elevations



Section AA



Method of Sale

The property is offered for sale by private treaty with a guide price of £250,000.

Tenure & Possession

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

Planning

A Certificate of Lawfulness for the Existing Use was granted in August 2023 under application 23/01163/COL confirming the valid commencement and implementation of planning permission 19/02706/FUL for the conversion and extension of the barn.

Services

Mains water and electricity have been connected to the site. Mains drainage is available in the road to the north of the site.

Wayleaves, Easements & Rights of Way

The new road access has been constructed together with the associated track which also provides access to the neighbouring plot and farmland to the west.

Health & Safety

Potential purchasers must take particular care when inspecting the property. Potential purchasers are requested to wear supportive footwear for viewings and are advised to be conscious of livestock and machinery which may be present at the time of inspection, as well as potentially uneven and slippery surfaces.

Local Authority

Somerset Council
(formerly South Somerset District Council)
www.somerset.gov.uk

Viewings

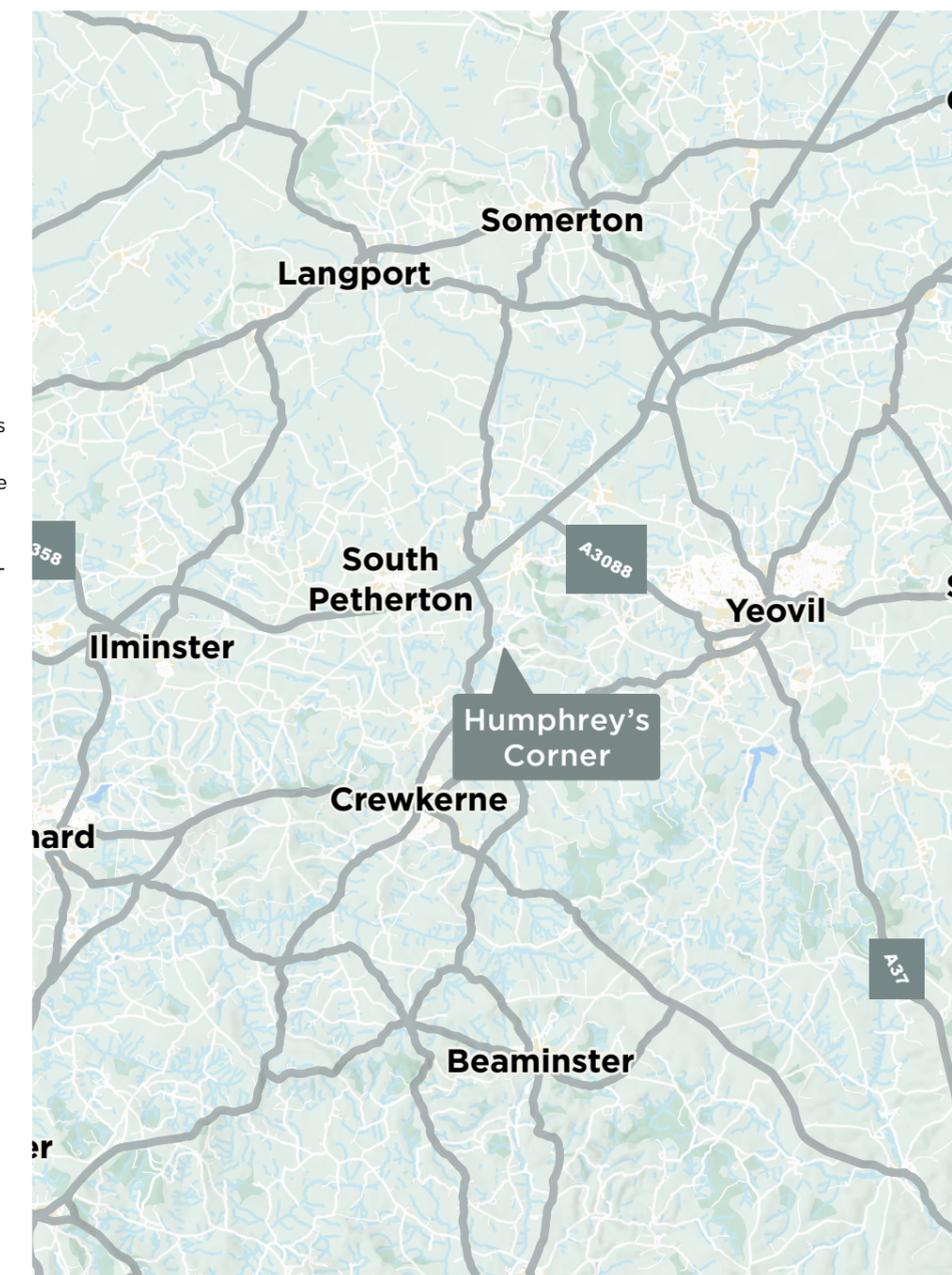
Potential purchasers can view the property during reasonable daylight hours with a set of these particulars in hand, after informing the agents, Carter Jonas, on 01823 428590.

Directions

From the A303 follow the A356 towards Crewkerne and take the third turning towards Chiselborough and The Chinnocks. Continue along this lane, taking the second road on the left to Chiselborough (Skillgate Lane), by the grass triangle, and continue down towards the village. The barn will be found on the left-hand side.



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Important Information

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