



Barn at Lower Clavelshay Farm

Bridgwater, Somerset

Carter Jonas

Barn at Lower Clavelshay Farm Clavelshay Bridgwater Somerset TA6 6PJ

A substantial south-facing barn with excellent views and permission for conversion to two dwellings.

The Barn at Lower Clavelshay Farm comprises a substantial stone and tile barn with planning permission for conversion to two no. dwellings with a combined gross internal area of about 330sqm/3,552sqft. The Barn is situated in an elevated position with views across the valley to mature woodland and beyond.

In all extending to nearly one acre.

For sale by private treaty as a whole.



Location

Lower Clavelshay Farm is situated in a private location in the Quantock Hills, a particularly unspoilt area of Somerset.

Clavelshay is a hamlet situated to the north of the attractive villages of West Monkton, Thurloxton and North Petherton which between them offer a wide range of facilities and good local pubs. It is also situated about 6.5 miles north of the county town of Taunton and 6 miles to the west of Bridgwater. Both towns offer day to day facilities including supermarkets, surgeries, numerous independent shops and restaurants.

The M5 motorway at Junctions 24 or 25 are both within 5 miles and give very good access to the national motorway network. There is a regular train service from Taunton to Bristol, the midlands, or London Paddington with the fast train to London taking less than two hours. The regional airport at Bristol is within easy reach.

There are an excellent range of state and independent schools in the area including Taunton School, Kings College and Queens College in Taunton plus Wellington School (some 12 miles away) and Millfield (20 miles).

The Property

The barn comprises a substantial south-facing detached stone and tile traditional agricultural building situated between Lower Clavelshay Farmhouse and the more modern farm buildings, which currently have consent for conversion to provide a further five dwellings.

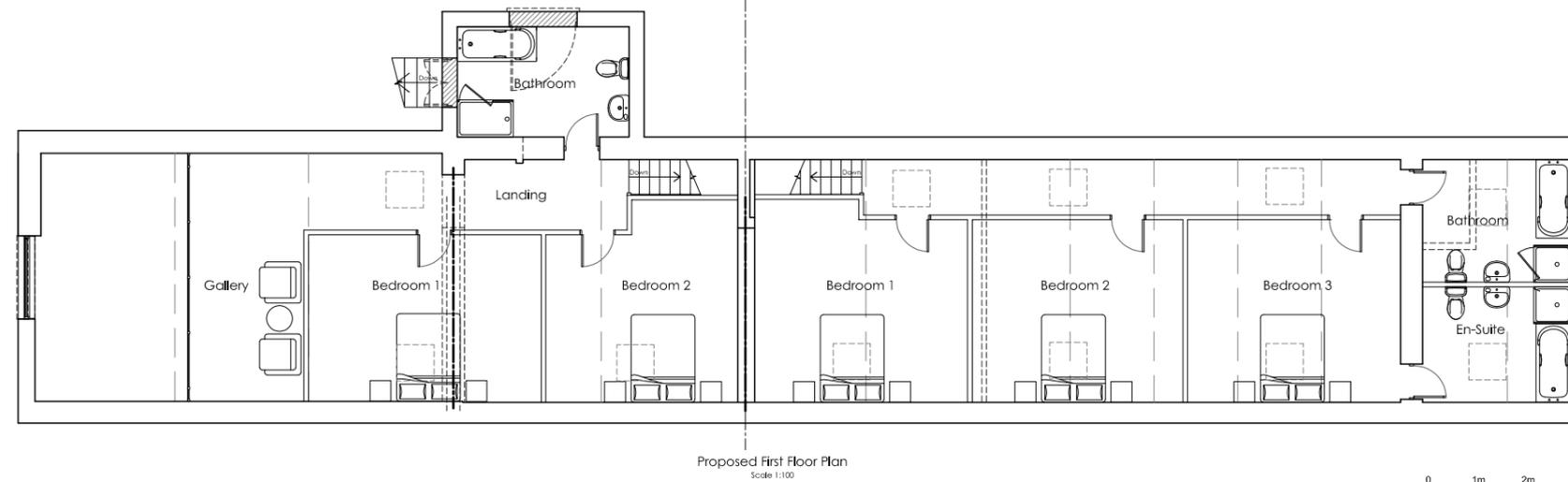
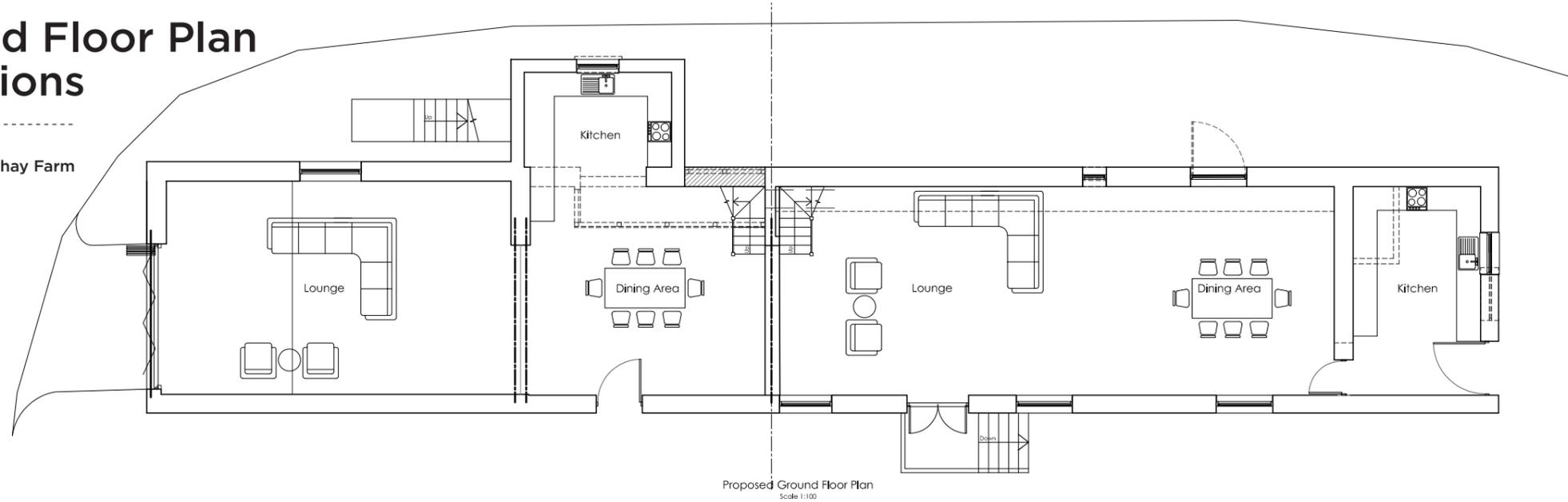
Planning permission has been granted for the conversion of the barn to two no. semi-detached dwellings comprising a three-bedroom dwelling with a proposed gross internal area of about 180sqm/1,937sqft and a two-bedroom dwelling (with a galleried landing and a sitting room with partially vaulted ceiling) with a proposed gross internal area of about 150sqm/1,615sqft.

In addition to the principal barn, there is a useful mono-pitched agricultural machinery storage building to the east.

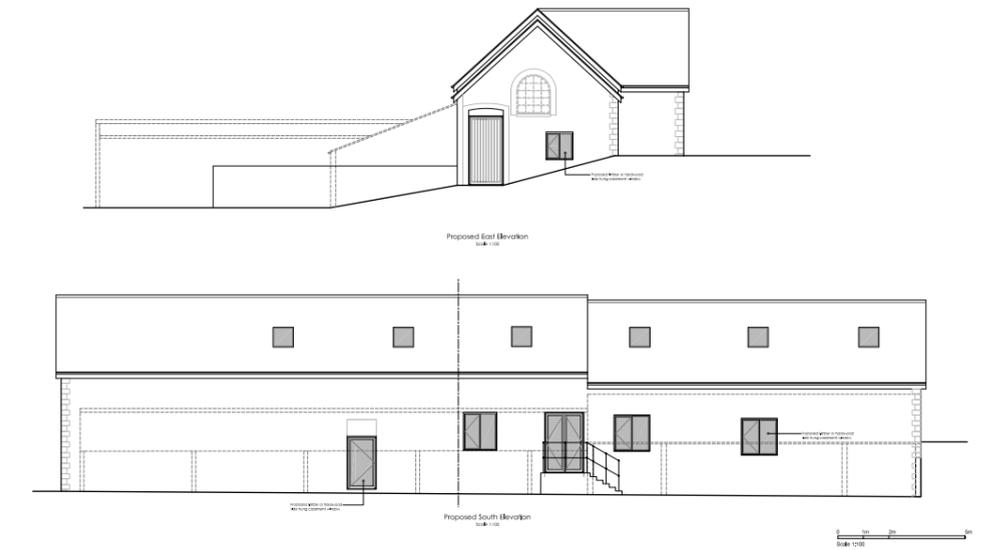
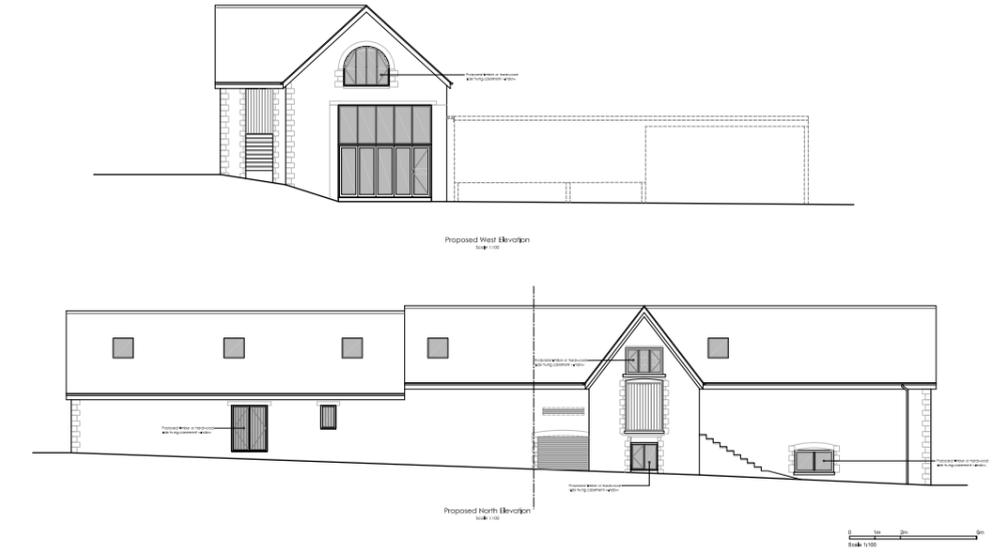
The site totals 0.96 of an acre offering ample space for parking and landscaping to gardens.

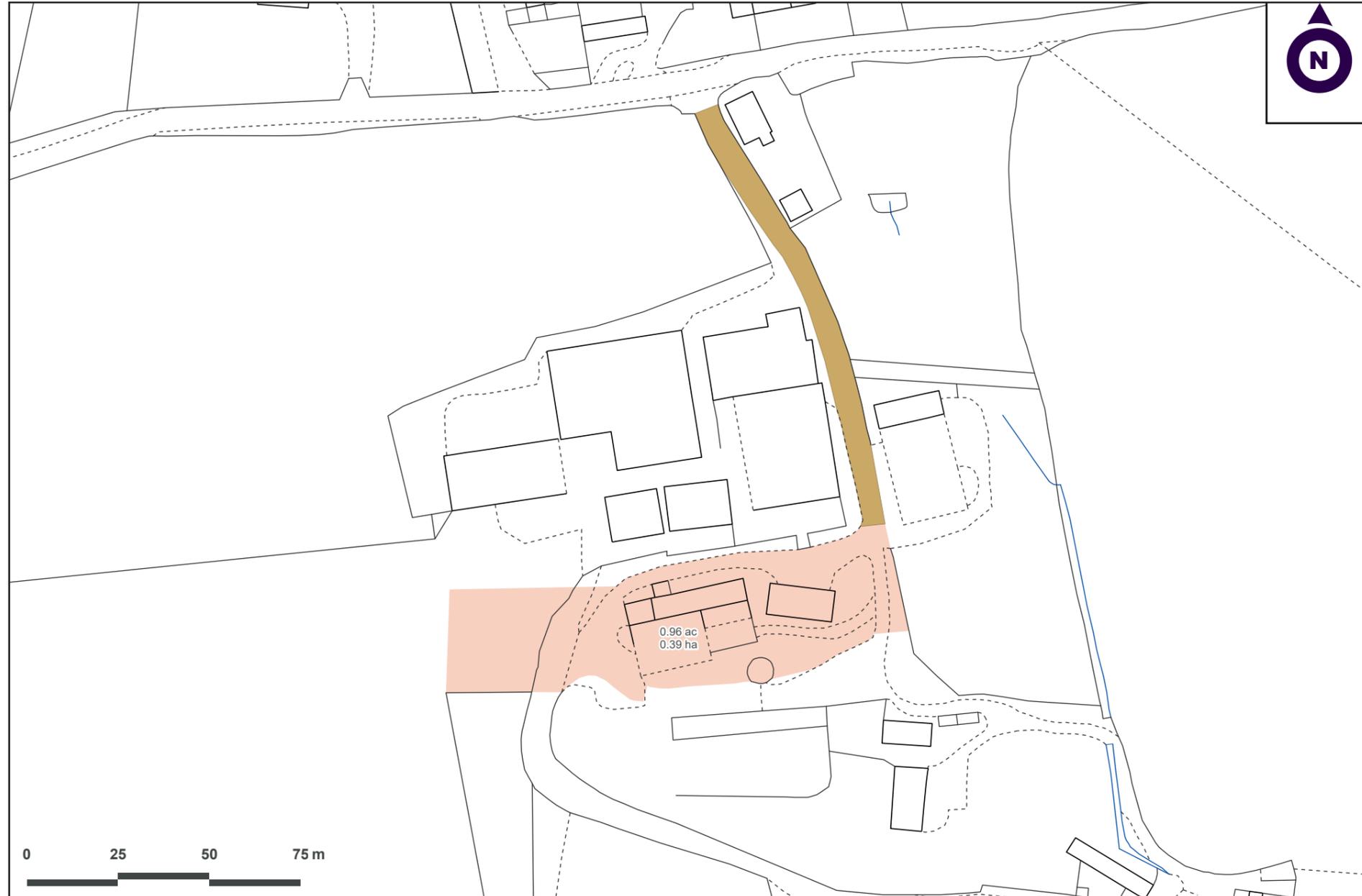
Proposed Floor Plan & Elevations

Barn at Lower Clavelshay Farm
Clavelshay
Bridgwater
Somerset
TA6 6PJ



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





Method of Sale

The property is offered for sale by private treaty with a guide price of £385,000.

Planning

Planning permission was granted in April 2024 under application reference 37/23/00099 by Somerset Council (Sedgemoor District) for the conversion of the barn to provide two no. dwellings.

Services

The purchaser will need to install a private water and drainage system to service the proposed dwellings. There is an electricity cable connected to the barn, but the meter has been removed. A new meter will therefore need to be installed for this supply.

Wayleaves, Easements, & Rights of Way

The property will be sold with a right of access over the farm drive running down from the road, as shown coloured in brown on the site plan.

Health & Safety

Potential purchasers are required to take particular care when inspecting the property, being mindful of machinery and livestock movements in and around the buildings, and potentially uneven and slippery ground surfaces.

Local Authority

Somerset Council (Sedgemoor)
www.somerset.gov.uk

Viewings

Viewings are by appointment with Carter Jonas on 01823 428590.



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