



The Old House

Catcott, Somerset

**Carter Jonas**

**The Old House  
Old School Lane  
Catcott  
Bridgwater  
Somerset  
TA7 9HD**

**A substantial dwelling for renovation and a barn for conversion set within up to 1.25 acres.**

The Old House comprises a grade II listed detached dwelling of nearly 4,000sqft for renovation together with a stone barn with planning permission (which has been implemented) for conversion to provide a further two/three-bedroom dwelling.

In all extending to 1.25 acres.

For sale by private treaty as a whole, or Lot 1 comprising the house, barn with planning, and garden, extending to just over half an acre.



**Location**

The property is situated in the Polden Hills village of Catcott, which offers a primary school, church and two public houses. The nearby town of Street (about 6 miles to the east) offers a wider range of facilities including Clarks Village, Millfield School, and supermarkets. Bridgwater is about 8 miles to the west, whilst the Somerset County Town of Taunton is about 20 miles to the south.



## The Property

The Old House offers substantial period accommodation with a range of character features extending to nearly 4,000sqft now in need of renovation.

The accommodation comprises, on the ground floor, rear entrance hall with tiled floor, kitchen with flagstone floor, Aga, chamfered ceiling beams, and door to

garden. Dining room with flagstone floor, feature fireplace with log burning stove, chamfered ceiling beams, central front porch/front door to garden, and oak staircase leading to the first floor. Large sitting room with bay window, fireplace, and double external doors. At the rear of the house is a bathroom and utility room with a rear corridor and secondary stairs

to the first floor. On the first floor, there is a principal bedroom with adjoining dressing room, together with a further four bedrooms. In addition, either with access via the secondary staircase, or from the main landing, is a further bedroom, bathroom, and secondary kitchen, previously used to provide a flat.



## Outside

A short distance from the house is a dilapidated stone and tile barn which has planning permission for conversion to a two/three-bedroom dwelling. As part of this consent, permission has been granted for the creation of a new access from Old School Lane, together with the construction of two no. detached double garages and parking areas to service the proposed barn conversion and The Old House respectively. The foundations for one of the garages have recently been laid. The Local Planning Authority have therefore confirmed that the planning permission has been implemented.

The property is set within a walled garden and grounds totalling 0.55 of an acre, which offer potential for significant improvement. In addition to Lot 1, there is a further parcel of 0.70 of an acre available. Outline planning permission was previously granted on this land for up to four detached dwellings. However, this lapsed in early 2026. This land will be sold subject to an overage clause in respect of planning permission for residential development.



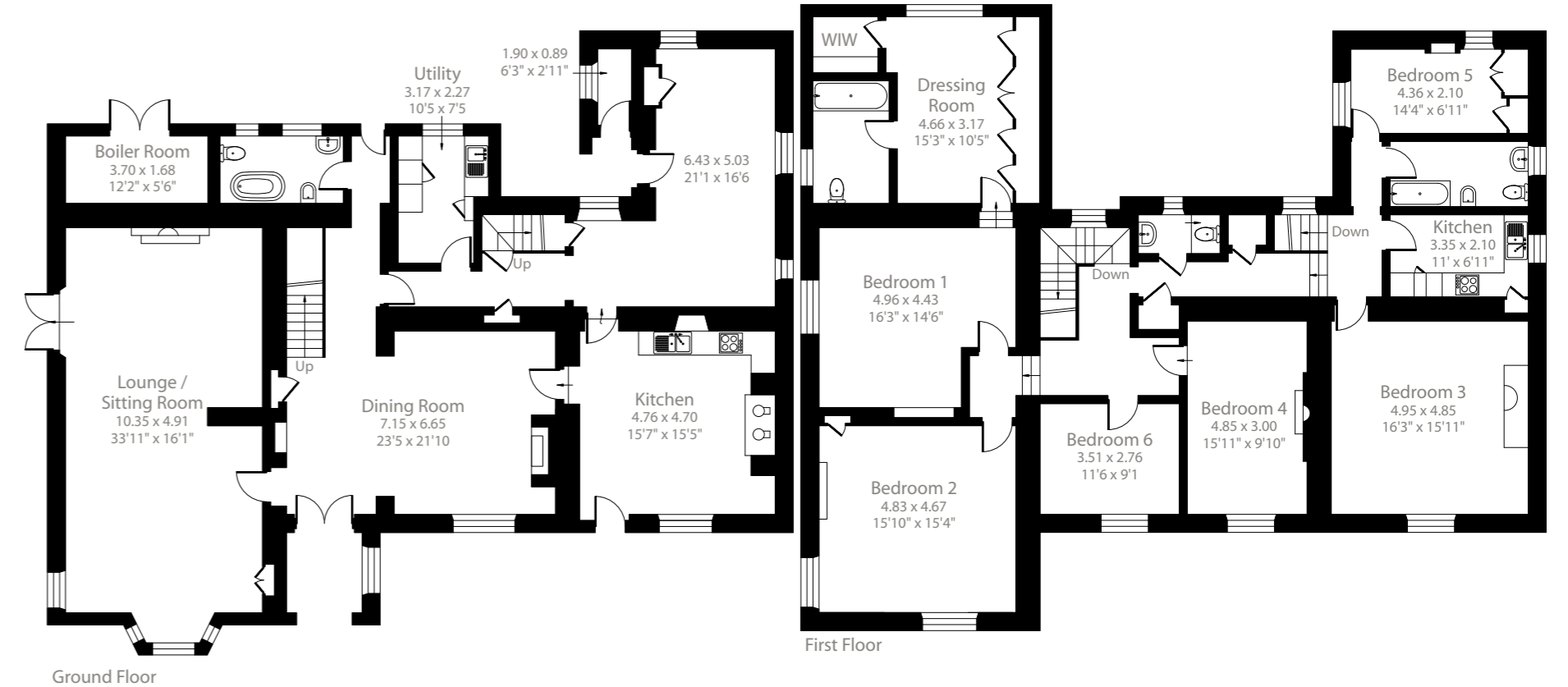
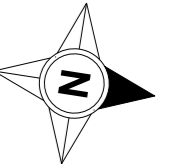
## Floor plan

### The Old House

Approximate Area: 3922 sq ft / 364.3 sq m

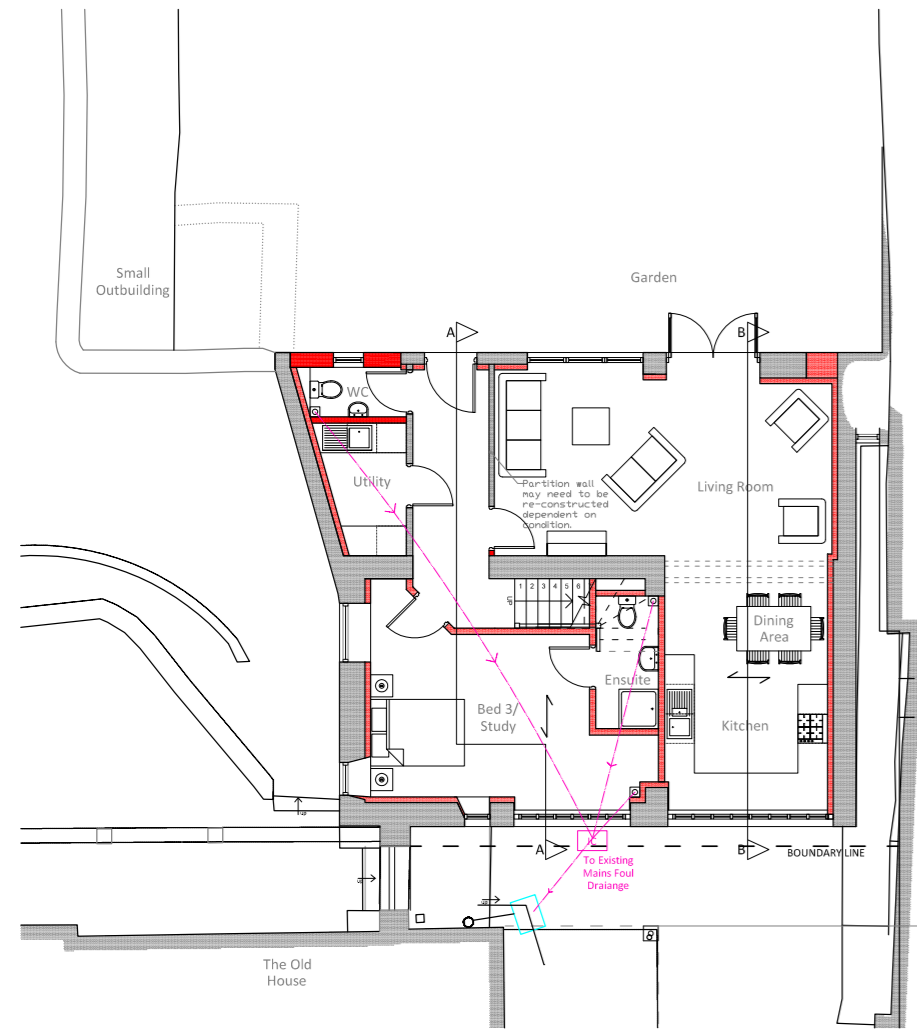
Outbuildings: 81 sq ft / 7.5 sq m

Total: 4003 sq ft / 371.8 sq m

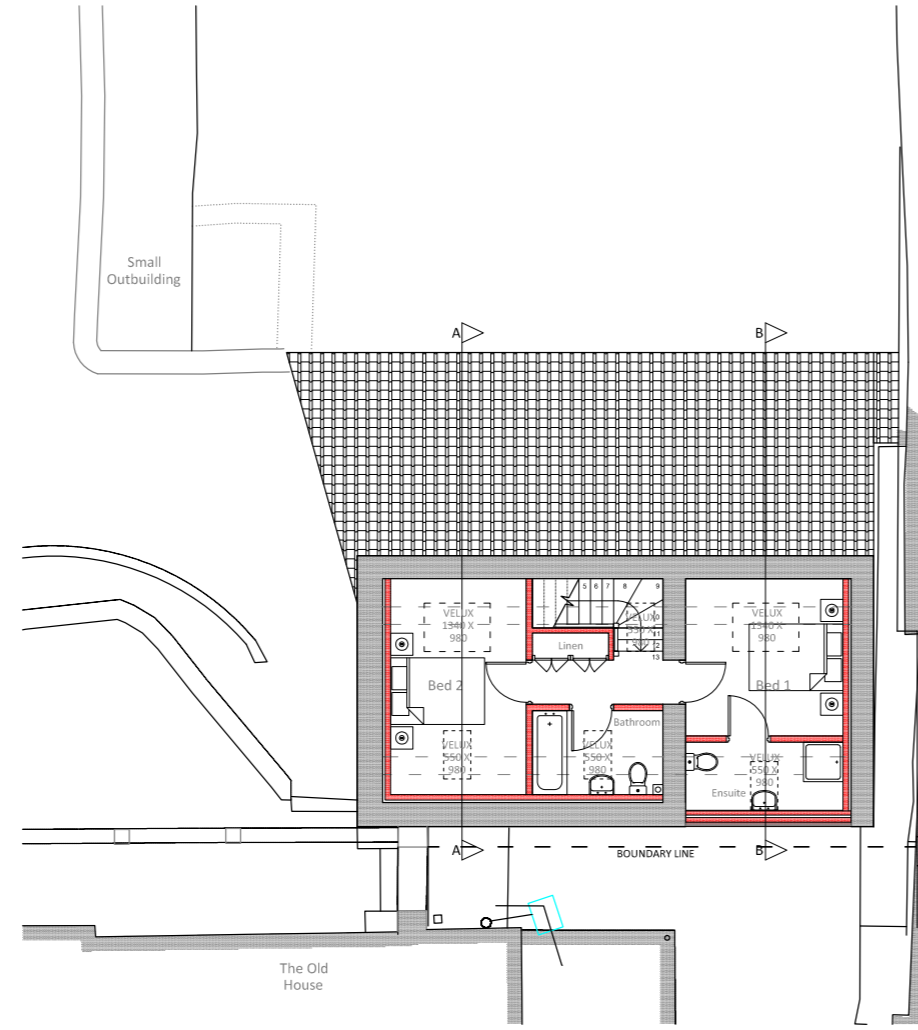


For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.

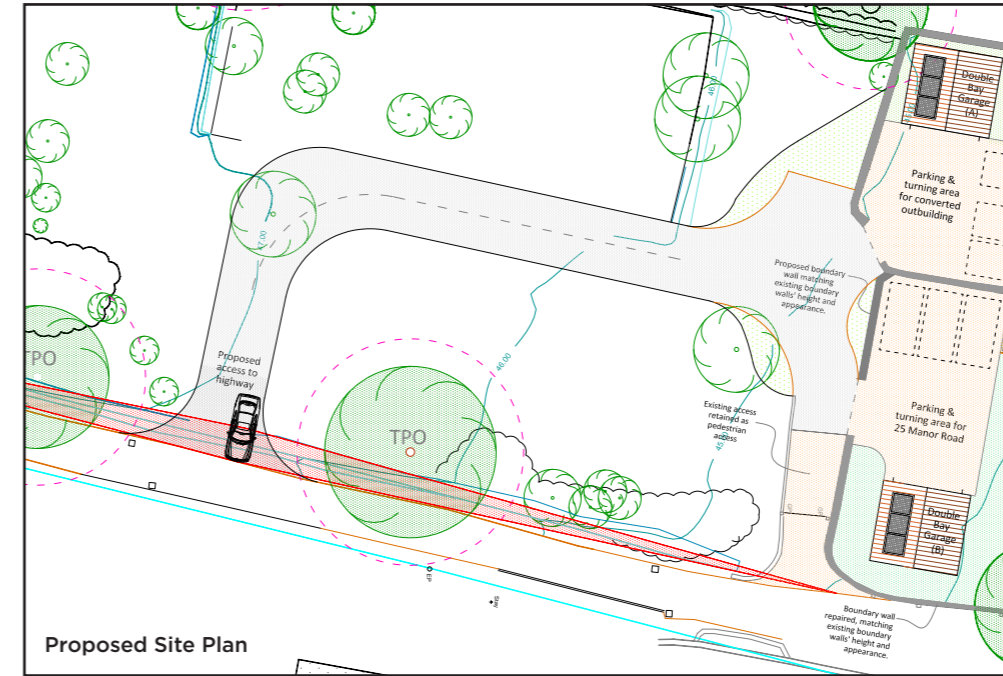
# Proposed Floorplan: The Barn



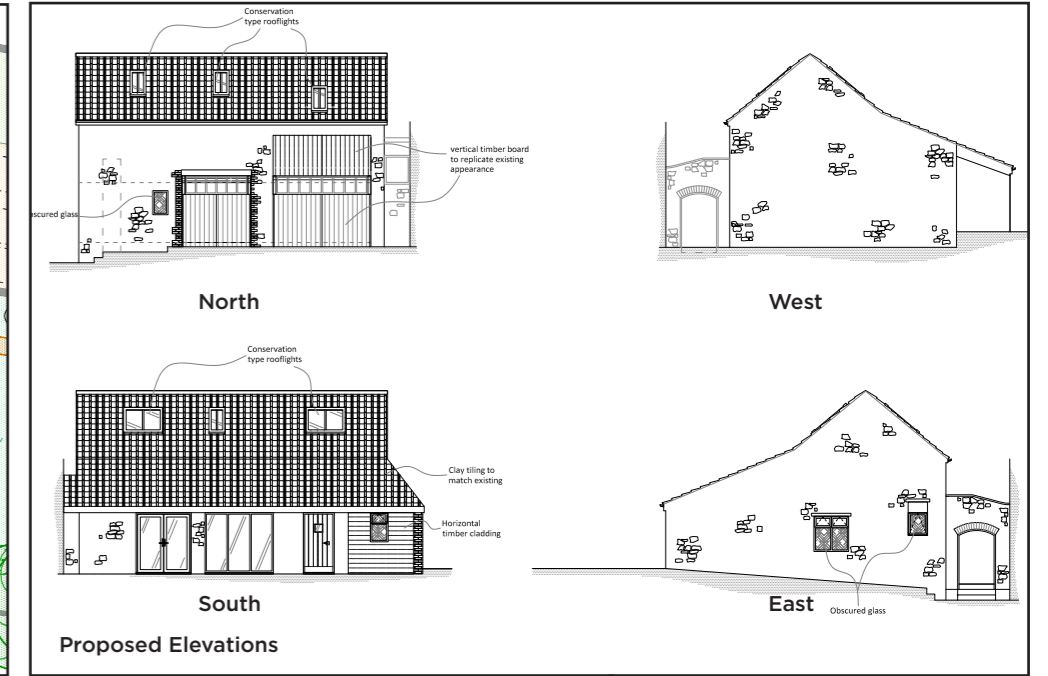
Ground Floor



First Floor

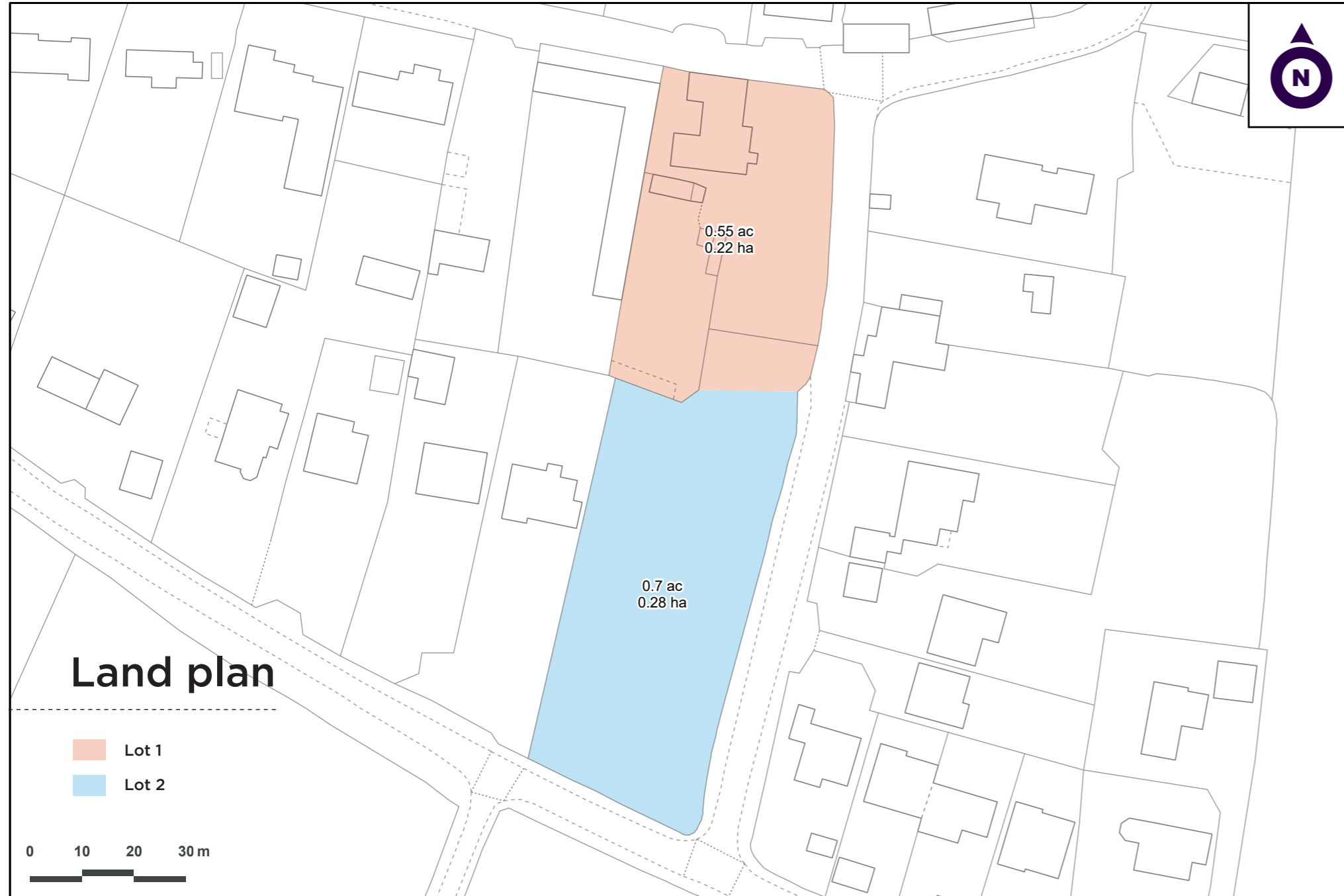


Proposed Site Plan



Proposed Elevations





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### Method of Sale

The property is offered for sale by private treaty as a whole, or Lot 1, comprising the house, barn for conversion, and garden. Offers in excess of £525,000 are sought for the property as a whole. Lot 1 is offered for sale with offers in excess of £425,000 invited.

### Tenure & Possession

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

### Planning

Planning permission was granted in March 2023 for the conversion of the barn to a dwelling and the erection of two detached garages with new access off Old School Lane under application reference 14/22/00015. The vendors have commenced works and paid the Community Infrastructure Levy (CIL). This has been confirmed in writing by the Local Planning Authority so the permission is extant.

### Listing Status

The property is grade II listed.

### Services

The property is serviced by mains water, electricity, and drainage.

### Wayleaves Easements & Rights of Way

If only Lot 1 is sold, the relevant access rights will be granted through Lot 2 in accordance with the plans for the conversion of the barn. Equally, rights will be reserved for service connections for the retained land, subject to reinstatement of the land following the installation of services. Further details are available from the agents.

### Health & Safety

Potential purchasers should take particular care when inspecting the property, being mindful of potentially uneven and slippery ground surfaces, as well as brambles and other plants which may be present, but potentially overgrown at the time of inspection.

### EPC Ratings

The property has a current EPC rating of F.

### Local Authority

Somerset Council  
www.somerset.gov.uk

### Viewings

Viewings are by appointment with the vendor's agents, on 01823 428590.

### Directions

The site can be accessed from Manor Road, in the village of Catcott, just before the turning onto Old School Lane.



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## Taunton

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## National Rural Agency

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## Important Information

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