



Mill Lane, Dinnington, Somerset TA17 8SZ

A site of existing barns with permission to develop set in 1.14 acres (0.46 hectares) enjoying a tranquil, rural position.

- 1.14 acres (0.46 hectares)
- Beautiful, rural setting bordering open countryside
- PP for conversion and extension of one existing barn to one dwelling
- Class Q consent for conversion of further agricultural barn to two further dwellings

Guide Price **£350,000**

Freehold

THE PROPERTY

Set in a beautiful, rural position and yet not far from good road links, this development site of 1.14 acres (0.46 hectares) includes two existing agricultural barns.

ACCOMMODATION

The older, brick barn has planning permission for the erection of an extension and conversion to form 1 No. dwelling under planning permission reference (18/00421/FUL). We understand notice of commencement was given to South Somerset on 18/7/21. This would create a characterful single storey home, with three bedrooms including master with en suite and family bathroom, alongside a light-filled open plan contemporary living space including kitchen / dining and living area, with separate adjoining utility room.

The second barn has been granted prior approval under "Class Q" permitted development for conversion of the agricultural building into two dwellings under reference (24/00907/PAMB) This would create two further spacious semi-detached barn conversions, including three bedrooms each with their own en suite shower rooms, separate cloakroom, spacious open-plan kitchen / dining room and living room, and pleasant outlook.

Full details and documents relating to both permissions are available via the Planning Portal of Somerset Council's website <https://www.somerset.gov.uk/planning-buildings-and-land/view-and-comment-on-a-planning-application/>

SITUATION

The site is located just to the north of the small village of Dinnington, a beautiful and quiet village with its own parish church and local pub "The Dinnington Docks". The nearby village of Hinton St George is one of South Somerset's prettiest villages. The village centre is a real gem and much of it is designated a Conservation Area. The village is peaceful and carries no through traffic of any significance. There is a lovely pub "The Lord Poulett Arms", excellent village shop, and an active 14th century church. All of which lie within walking distance. For those with small children there is also a small and well respected First school and Pre-School within the village. The surrounding countryside offers plenty of public footpaths and bridleways.

The small market town of Ilminster lies just 3 miles away to the west where the

local stores are mostly centred around the market square and 15th century Minster church. It has everything you need from an excellent butchers and delicatessen, cheese and dairy shop, homewares and antiques stores, clothes boutiques and gift shops. The town is also well served by a town-centre Tesco store with ample free parking just a short walk from the town centre. Alongside the supermarket is a bowls club and tennis club. There is also a town library and well supported local theatre. Ilminster Arts centre is a vibrant arts venue with licensed cafe. There are plenty of other places to eat too, including pubs, restaurants, cafes and takeaways. The town has several hairdressers / beauty salons and a dental surgery. Ilminster is arguably one of South-Somerset's prettiest market towns and benefits from superb road links via the A303 and A358.

To the southeast the market town of Crewkerne has a Waitrose store, a further range of independent and high street shops, a superb swimming pool and fitness centre (Aquacentre) and mainline station (London Waterloo – Exeter).

The Jurassic coastline lies within c.30 – 40 minutes' drive, making it perfectly practical to enjoy a fish supper by the seaside at the end of a long day whether you head to Seaton, Lyme Regis, Charmouth or West Bay.

DIRECTIONS

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SERVICES

Mains electricity. Private water supply via bore-hole.

Ofcom.org.uk are unable to supply data regarding broadband in this area. However, they suggest that you are most likely to receive a limited voice and data signal from the Three mobile network if indoors at this address. You are most likely to receive a voice and data signal outdoors from EE, Three and O2.

MATERIAL INFORMATION

Somerset Council - Council Tax Band N/A
Please note informative 2 of the Class Q Approval (reference 24/00907/PAMB), which states that if the class Q conversion is implemented it would conflict with the existing planning permission (reference 18/00421/FUL). Consequently, if prospective purchasers intend to continue the implementation the 2018 permission, they will need to resubmit for full planning permission to show a layout that accommodates the Class Q approval. Prospective purchasers are advised to seek advice from a planning specialist in this regard.



Ilm/KJS/081124



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