



Barn at Higher Clinger Farm, Cucklington, Wincanton, Somerset

Council Tax Band: tbc EPC: tbc

An exciting development opportunity on the edge of a lovely village on the Somerset/Dorset border.

Guide Price
£400,000
Freehold



Barn at Higher Clinger Farm Cucklington, Wincanton, Somerset, BA9 9PZ

- Exciting development opportunity
 - Barn in 0.49 acre plot with prior approval to convert
- Proposed accommodation 4 bedroom detached barn of 237sq m (2551 sq ft)
 - Lovely rural location on the edge of sought after village
 - Southerly aspect
- Dorset / Somerset border with wonderful far-reaching views
 - Further land available by separate negotiation
 - Easy access to Gillingham station and road networks
 - No onward purchase

Viewing strictly by appointment
Symonds & Sampson
01258 473766

An exciting development opportunity on the edge of a lovely village on the Somerset/Dorset border. A detached barn measuring about 237 m sq (2551 sq ft) with consent to convert to a dwelling.

Higher Clinger Farm is a former farmyard occupying a superb elevated position on the edge of Cucklington on the Dorset / Somerset border. The yard is no longer in agricultural use with application numbers 23/02443 being approved by Somerset Council for change of use from agricultural building to dwelling house. The unique scheme by highly regarded Somerset Architects Della Valle proposes the conversion of the three barns in a very contemporary style.

A detached barn measuring about 237 m sq (2551 sq ft) with accommodation on the ground floor and with the main kitchen/dining/living space across the back, facing south and having wonderful views over the surrounding countryside, standing in a plot of about 0.49 acres.

Land available by separate negotiation.



Situation

Cucklington lies between Wincanton and Gillingham, on the edge of the ridge overlooking the Blackmore Vale on the Somerset/Dorset border. The village itself has a church and a village hall, an excellent public house nearby in Buckhorn Weston.

The nearby towns of Gillingham and Wincanton both have a range of excellent everyday amenities, including a Waitrose and a mainline railway station at Gillingham with direct access to London Waterloo.

For more sophisticated amenities the abbey town of Sherborne is to the west and the regional town of Yeovil beyond.

There are excellent road links with the A30 close by and the A303 lying some 2 miles to the north giving access to the South West and London via the M3.

The area is renowned for its schools, both in the public and private sector. These include Bruton School for Girls, Kings School, Sexeys School and Sunny Hill prep. Other private schools include Sherborne Boys, Sherborne Girls, Bryanston, Milton Abbey, Leweston and Millfield. Prep schools include Hazelgrove at Sparkford and Sherborne Prep.

Directions

From the West Stour Crossroads head towards Sandley and continue through. Ignore the first and second signs to Cucklington and take the third into Rowls Lane where the entrance to Clinger Farm will be found on the left hand side.

Services

Mains water and electricity are connected. Buyers to install treatment plants for drainage.

Viewings

During daylight hours having first contacted the Agent.
01258 473766 option 1
gwb@symondsandsampson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GWB June 2024 revised November 2024



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