



Barns at Wood Close Lane



Ilminster and Hinton St George 2 miles.
Crewkerne 5 miles.

A rare opportunity to purchase two farm buildings with planning consent for conversion into two dwellings along with the erection of two garages and located in this sought after hamlet and within delightful private gardens and grounds of approximately 0.8 acres. EPC Exempt

- Sought After Hamlet
- Rural, Yet Accessible Location
- Planning Permission for Conversion of Two Farm Buildings
- Proposed Three Bedroom Barn Conversion
- Proposed Two Bedroom Barn Conversion
- Planning for Two Double Garages
- Beautiful Gardens and Grounds
- In All Approximately 0.8 Acres

Offers In Excess Of
£650,000

SITUATION

The barns are situated within this rural hamlet surrounded by delightful countryside. The market town of Ilminster is within two miles where an excellent range of shopping, recreational and scholastic facilities can be found. The A303 is readily accessible being on the outskirts of the town. For a greater selection of facilities Crewkerne is within 5 miles with its' Waitrose supermarket and mainline railway station to Exeter and London Waterloo.

DESCRIPTION

These two detached traditional buildings are constructed principally of local stone with brick quoins and contained beneath renewed tiled roofs. The L-shaped barn know as "Two Hoots" has planning to be converted to provide the following accommodation; entrance hall, cloakroom, kitchen, sitting room/dining room, three bedrooms and a bathroom. Adjacent is a further barn with proposed accommodation of hallway, cloakroom, kitchen, sitting room/dining room, two bedrooms and a bathroom.

OUTSIDE

The barns are approached off the lane through a pair of timber gates. The professionally landscaped grounds are well hedged and fenced together with post and rail fencing and are laid mainly to lawn with a fine selection of shrubs, bushes and trees. They adjoin open farmland to the south from which wonderful distant views can be enjoyed. In total the grounds extend to approximately 0.8 acres.

PLANNING PERMISSION

Planning permission was granted under application number IH/89/3356/FUL for the conversion of two farm buildings, into two dwellings and erection of two double garages and is dated 28th February 1990. Works were carried out by the vendors and

a letter dated 4th September 2000 from the chief planning officer confirms that works have been carried out since the scheme was approved, which keeps the permission valid. There is also a certificate of completion of work from Somerset District Council date the 16th April 1997 relating to drainage for the two barns.

VIEWINGS

Strictly through the vendors selling agent. Stags, Yeovil office, telephone 01935 475000.

SERVICES

We are informed by the vendors that the mains water, electricity and drainage are connected, however interested parties should make their own investigations prior to purchase.

Mobile Available : THREE, (EE and O2 no data)

Broadband Available: ADSL under 24 Mbps

DIRECTIONS

From Ilminster take the B3188 towards Seavington and before you leave the town, then turn right towards Kingstone. Proceed through the village passing the church and take the 2nd available left on a sharp right hand bend, towards Allowenshay. Follow this lane into the hamlet and shortly after the telephone box turn right. After a short distance the barns will be seen on the right hand side.

IMPORTANT AGENTS NOTE

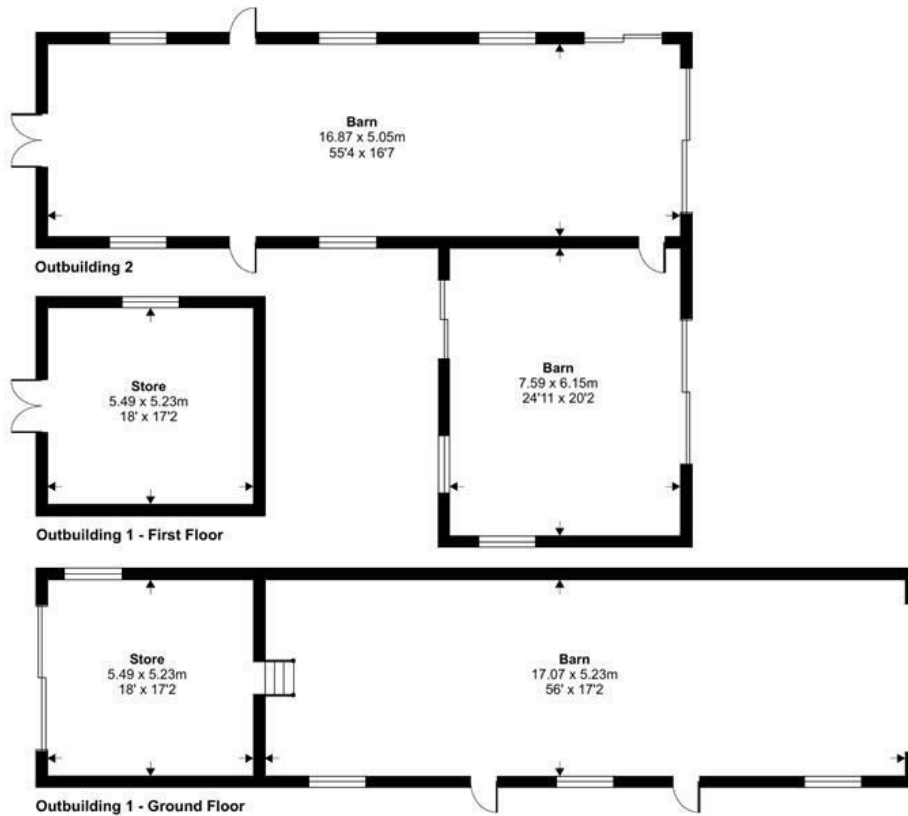
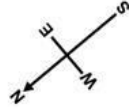
It has been notified to Stags that approximately 8 years ago Japanese Knotweed was treated/removed in the neighbouring field by the local farmer. Since then, there has been no evidence of regrowth or need for further treatment. For more information please contact the office.

FLOOD RISK STATUS - none



Outbuilding(s) = 3055 sq ft / 283.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2023. Produced for Stags. REF: 1008562

These particulars are a guide only and should not be relied upon for any purpose.

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