



Eleighwater Farm, Combe St Nicholas, Chard

**Guide Price
£875,000**

**Symonds
& Sampson**

ESTABLISHED 1858

An attractive small residential/equestrian farm with two-bedroom country bungalow for redevelopment/improvement. Range of traditional barns with potential for conversion/alternative uses (STPP), modern farm buildings and about 30.68 acres of pretty pastureland, with frontage to the River Isle.

Eleighwater Farm, Combe St Nicholas, Chard, Somerset, TA20 3AG

- Attractive small residential/equestrian farm with two bedroom bungalow for redevelopment/improvement.
- Range of traditional stone barns considered to have potential for conversion (STPP)
 - Modern farm buildings
- 30.68 acres of pretty level pastureland with frontage to the River Isle.
 - For sale by Private Treaty as a whole.

Viewing strictly by appointment
through Symonds & Sampson
Axminster Agricultural Office
01297 33122





Situation

Eleighwater Farm is situated just over 2 miles from the village of Combe St Nicholas and only a short commute from the nearby towns of Ilminster and Chard. The village has a thriving community with a well-stocked village store/Post Office, primary school, public house, and church. It benefits from excellent transport links, being within easy reach of the A303 and M5. The market town of Ilminster, 3 miles distant offers a range of independent shops, butchers, and delicatessen. The nearby town of Crewkerne has a mainline station and a Waitrose supermarket, with the larger regional centres of Taunton and Yeovil also easily accessible.

Property

The farm was formerly part of the adjacent Eleighwater House, although it is understood that they were separated over 60 years ago. The property comprises a country bungalow that dates from the 1920s, constructed of brick and stone under a tile roof. The bungalow now requires renovation/improvement and is considered suitable for redevelopment or enlargement (STPP). The property is surrounded by a range of traditional barns and modern farm buildings, some considered to have potential for conversion (under Class Q) or alternative uses (STPP). This flexible small farm will appeal to a range of buyers looking for a project, with an excellent ring-fenced pastureland in a convenient location.

Please see floorplan for accommodation and measurements.



Outside

To the front of the bungalow is a former kitchen garden now planted to Christmas Trees.

Outbuildings

Traditional Barns

Set around hardcored yards are the following: -

1. Threshing Barn (11.28m x 4.25m) and garage (6.03m x 5.43m) stone construction under a galvanised iron roof.
2. Tractor Shed/Garage (8.55m x 5.24m) stone construction under a slate roof.
3. Former Stables (12.32m x 5.74m) with loft over (9.52 x 3.5.74m) stone construction under a slate and tile roof.
4. Adjoining block built Lean to (12.45m x 3.95m) with no roof, poor state of repair
5. Block and stone built Former Cowstall (13.6m x 5.52m) under an asbestos sheet roof

Modern Farm Buildings

6. Cattle Building (22.86m x 9.14m) concrete yard to front. 5-bay steel framed construction with dung board walls &

Yorkshire boarding. Electricity and water connected.

7. Fodder Barn (9.45m 7.73m) 2-bay steel framed construction under box profile roof.

The Land

The pretty block of largely level permanent pasture is bounded by mature hedgerows with the River Isle forming the southern boundary. No fields have been ploughed for over 30 years, two of the fields are species rich River Meadows, being a haven for flora and fauna. The remainder of the farm is productive pasture, that has been used for grazing and mowing in recent years. In all 30.68 acres (12.41 ha).

Services

Main water connected to the bungalow and farm buildings. Main electricity. Private drainage. Secondary private water supply from well.

Tenure

Freehold with vacant possession upon completion.

Rights of Way

No footpaths cross the property.

Agricultural Schemes

Delinked BPS will be retained by the current owners. The land is in a Sustainable Farming Incentive (SFI) Scheme, that started 1st March 2024 and runs until February 2027, giving income of £3,302 per annum. Buyers will be required to take over the SFI scheme.

Sporting Rights

All rights are owned and included in the sale. Hunting with the Cotley Harriers or Taunton Vale Foxhounds. Racing at Taunton or Wincanton. Golf at Cricket St Thomas or Taunton & Pickeridge. Sailing on the coast at West Bay or Lyme Regis.

Local Authority

South Somerset District Council. Tel: 01935 462462
Council Tax Band: D



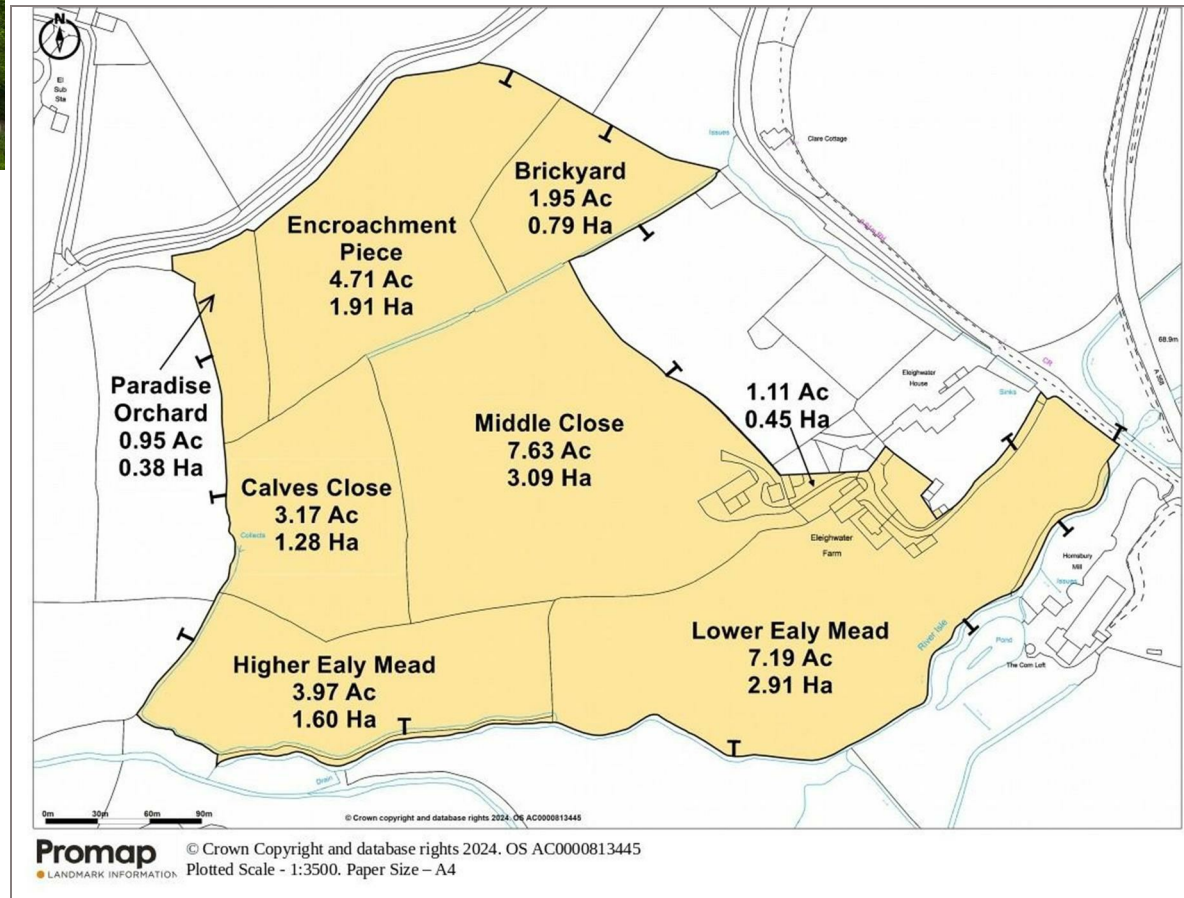


Education

Primary schooling at Combe St Nicholas. Good secondary schooling at Holyrood Academy. Independent Schools in the area include Chard School, Perrott Hill at Crewkerne, Wellington School, Kings and Queens Colleges in Taunton.

Directions

From Chard, proceed north on A358 (Furnham Road) towards Ilminster, after a short distance turn left signposted Hornsbury Mill and Combe St Nicholas. The entrance to the farm will be found after approximately 100m on your left-hand side. Our sale boards will be posted. What3words ///nickname.parked.upwards



Eleighwater Farm, Combe St. Nicholas, Chard

Approximate Area = 1020 sq ft / 94.7 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). © nlscom 2024. Produced for Symonds & Sampson. REF: 1125380



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E			
(21-38) F		30	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Symonds & Sampson

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