



Dishwell Farm

Ashbrittle • Wellington • Somerset





Dishwell Farm

Ashbrittle, Wellington, Somerset TA21 0LE

Wellington 8 miles • Taunton 14 miles • Exeter 26 miles
Tiverton Parkway Station 8 miles • London Paddington 1 hour 58 minutes
(Distances & times approximate)

An attractive residential farm comprising 4 bedroom farmhouse (with potential for an annexe) and 2 bedroom modern barn conversion 'The Dairy' and a second 2 bedroom property 'The Barn' with its own garden boasting wonderful rural views. Range of modern farm buildings with development potential (STPP). In a superb ringfenced block comprising of approximately 8.28 acres (3.35 hectares) of pasture and 2.85 acres (1.15 hectares) of amenity woodland.

In all about 11.13 acres (4.5ha)

For Sale by Private Treaty as a Whole
or in up to Three Lots

Sole Agents:
01884 218911
15 Swallow Court
Devonshire Gate
Tiverton EX16 7EJ
Contact Sarah Vere or Paul Heard
svere@symondsandsampson.co.uk





- Four bedroom Farmhouse with potential to include an annexe
- Modern 2 bed barn conversion
- Further 2 bed property with rural views

- Range of modern agricultural buildings with development potential (STPP)
- Excellent block of pastureland and amenity woodland

Situation

Dishwell Farm is set in a private location surrounded by rolling countryside on the edge of the tranquil village of Ashbrittle. The neighbouring village of Appley boasts the popular Globe Inn pub as well as Stawley Village Shop, Post Office and Tea Room located a short distance from Stawley pre-school/primary school.



The Property

Sitting as a neatly ring-fenced unit, Dishwell Farmhouse is in the heart of the property surrounded by gardens and backing onto the amenity woodland. The Farmhouse comprises 4 good-sized double bedrooms, 3 being upstairs and one being on the ground floor. The dining room has character features including a burner set in traditional fireplace and oak beams. The spacious living room benefits from dual aspect windows and a characterful stone surround fireplace with wood burner. To the rear of the property is the light kitchen with windows along the northern wall making the most of the natural environment with views of the amenity woodland. The Farmhouse also benefits from the potential of an adjoining annexe with adjoining ground floor internal door and a separate external entrance. This provides an additional kitchen, livings space, double bedroom and bathroom.

The 2 bed modern barn conversion known as 'The Dairy' converted in 2023 benefits from very light and airy open plan living with new fitted kitchen, electric fireplace and new carpets throughout. The single level



accommodation comprises two double bedrooms, an office and good-sized utility room and bathroom. The property has a dark wooden clad exterior and a concrete patio running the length of the building. It benefits from private mains water, private sewage treatment plant and underfloor heating.

The 2 bedroom cottage known as 'The Barn' is of stone construction with a PVC conservatory to the rear and private garden with far reaching views of the Somerset countryside. The accommodation comprises an open plan living as you enter into the living room separated from the dining area and kitchen with a few steps. Off the dining area are two double bedrooms and a family bathroom. It benefits from private mains water, septic tank and enclosed garden.

The two barn conversions and the annex are currently let on Assured Shorthold Tenancies achieving combined income of £2,000 per month.

Please see floorplan for accommodation and measurements.

Outside

The farmstead is approached from the lane with a private driveway from the highway leading to the centre of the property.

The main yard to the East of the Farmhouse comprises concrete yard with old, banked silage clamp and a range of interconnecting agricultural barns. The main barn and adjoining lean to measure approximately 21m x 13m of steel portal frame construction with part block and part wooden clad walls, mix of concrete and hardstanding floor and sheet roof.

The pole barn to the rear with lean to measures approximately 26.8m x 7.8m with timber frame, sheet roof and hardcore earth floor.

The single story red brick storage building adjoining the farmhouse measure approximately 15.5m x 8.9m perfect for storage or a workshop.

These buildings offer great potential for additional storage, workshop space or conversion subject to planning permissions.







The land

Predominately level and gently sloping pastureland arranged across three parcels extending to approximately 8.28 acres (3.35 hectares) and is grade 3 on the Agricultural Land Classification Map. The soil is freely draining slightly acid loamy soils. The land is boarded by stock-proof fencing and well managed hedgerows. The land also includes approximately 2.85 acres (1.15 hectares) of amenity woodland set within a gently sloping picturesque gully with a stream running through the middle.

Lot One

The Farmhouse and adjoining gardens, the two-bedroom modern barn conversion 'The Dairy', range of agricultural buildings and approximately 3.85 acres (1.55 hectares) of pastureland and 2.85 acres (1.15 hectares) amenity woodland. Includes a right of access across Lot Two to access the eastern parcel of land.

Lot Two

The two-bedroom property known as 'The Barn' with private

garden overlooking the Somerset countryside. Outbuildings, car port and adjoining level pasture field of approximately 1.55 acres (0.63 hectares). The outbuildings include a useful timber frame car port and storage as a useful addition to the property. Subject to a right of way to adjoining land as described in Lot One.

Lot Three

A pasture field comprising approximately 2.88 acres (1.17 hectares). A level field in good condition with well-managed hedges and livestock fencing. There is direct road access on the western boundary.

Services

Mains Electric (supplemented by solar panels)
Mains Water with Wessex Water
Private Drainage

Rights of Way

No public rights of way affect the property.

Designations

There are no designations



Agricultural Schemes

There are no active agricultural grant schemes other than Delinked Payment Scheme which will not be included in the sale.

Local Authority

Somerset Council
Deane House, Taunton
Tel: 0300 123 2224
Council Tax Bands:
Dishwell Farmhouse: band E
Farmhouse Annex: band A
The Barn: band C
The Dairy: TBC

Tenure and Possession

Freehold with vacant possession on completion

Sporting

All sporting rights are owned and included in the sale.

Directions

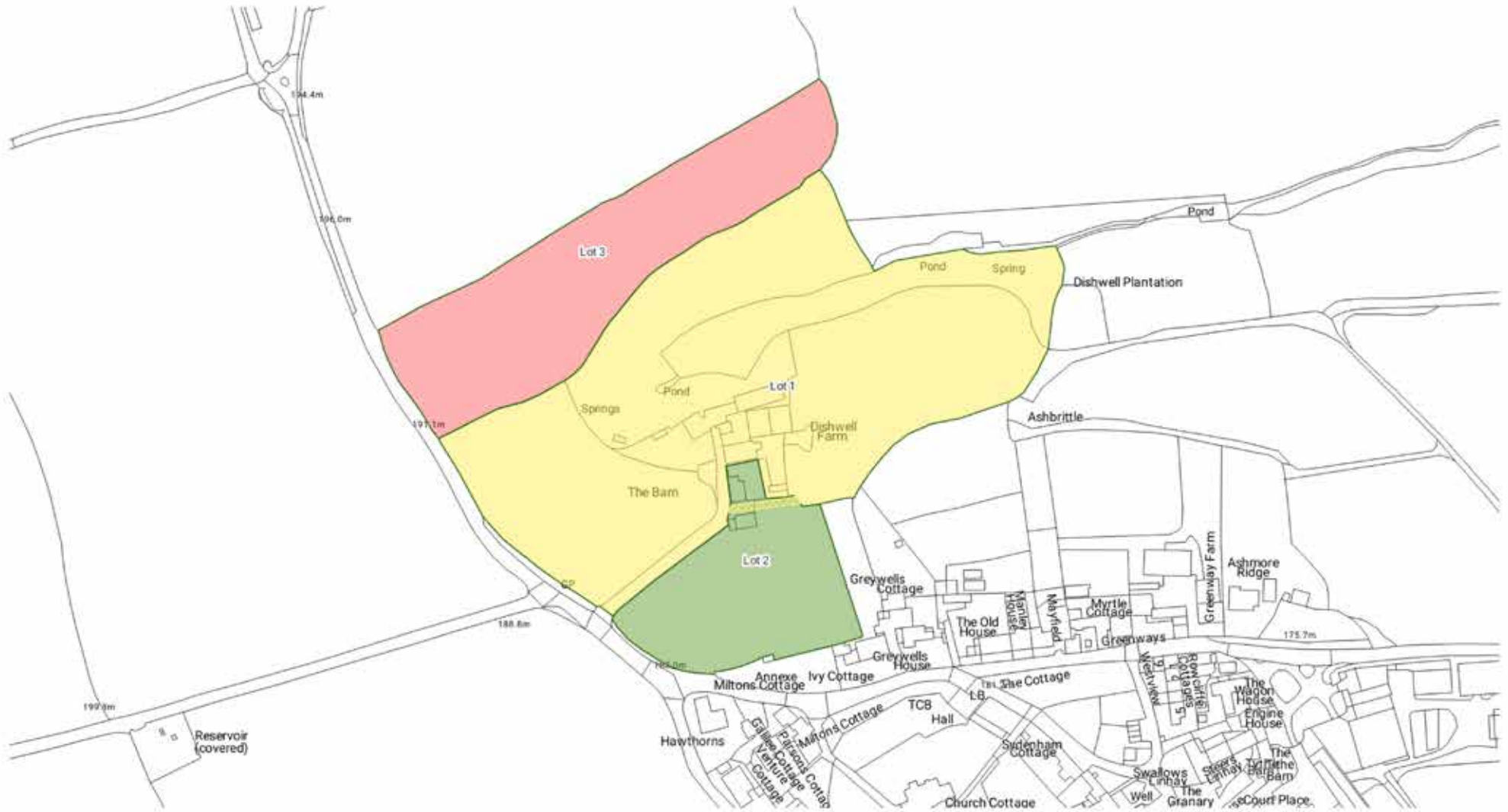
From the A38 take the Whiteball exit signed Ashbrittle and Greenham. Follow this road for approximately 3 miles and you will enter the village of Ashbrittle. Continue to the other side of the village and the farm entrance will be on your right after a left turn to Rectory Road.

What3Words ///handlebar.rely.sticking

Viewing

Strictly by prior appointment with sole agents Symonds and Sampson LLP. Further information is available from Sarah Vere or Paul Heard on 01884 218911

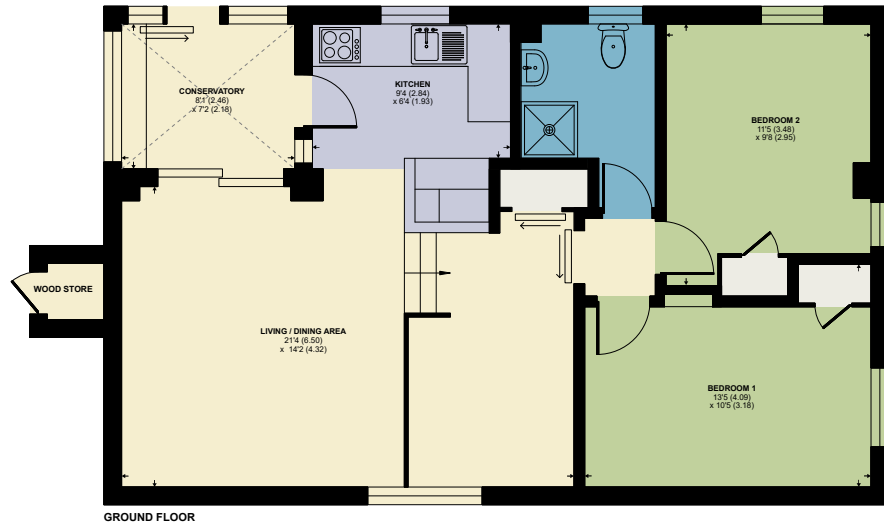






The Barn, Dishwell Farm, Ashbrittle, Wellington

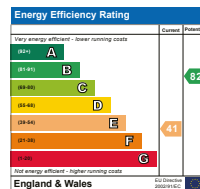
Approximate Area = 771 sq ft / 71.6 sq m (excludes wood store)
For identification only - Not to scale



GROUND FLOOR

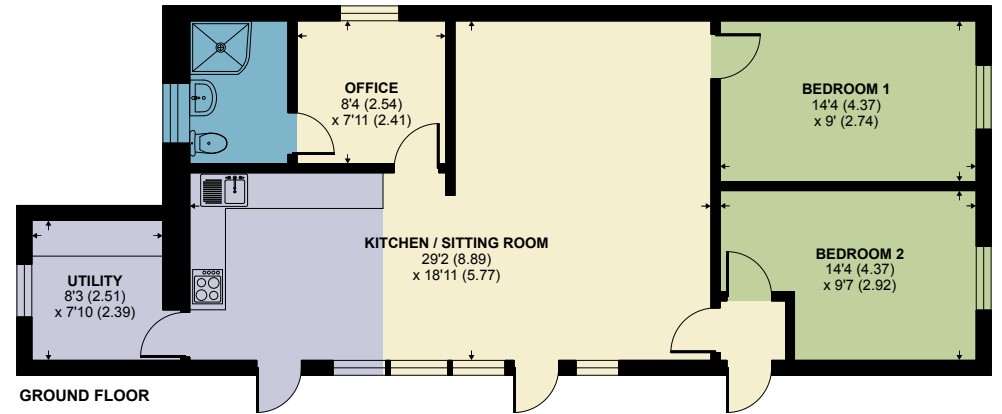


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rphocom 2024. Produced for Symonds & Sampson. REF: 1095000



The Dairy, Dishwell Farm, Ashbrittle, Wellington

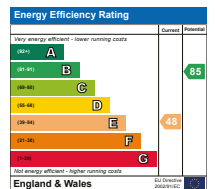
Approximate Area = 905 sq ft / 84 sq m
For identification only - Not to scale



GROUND FLOOR



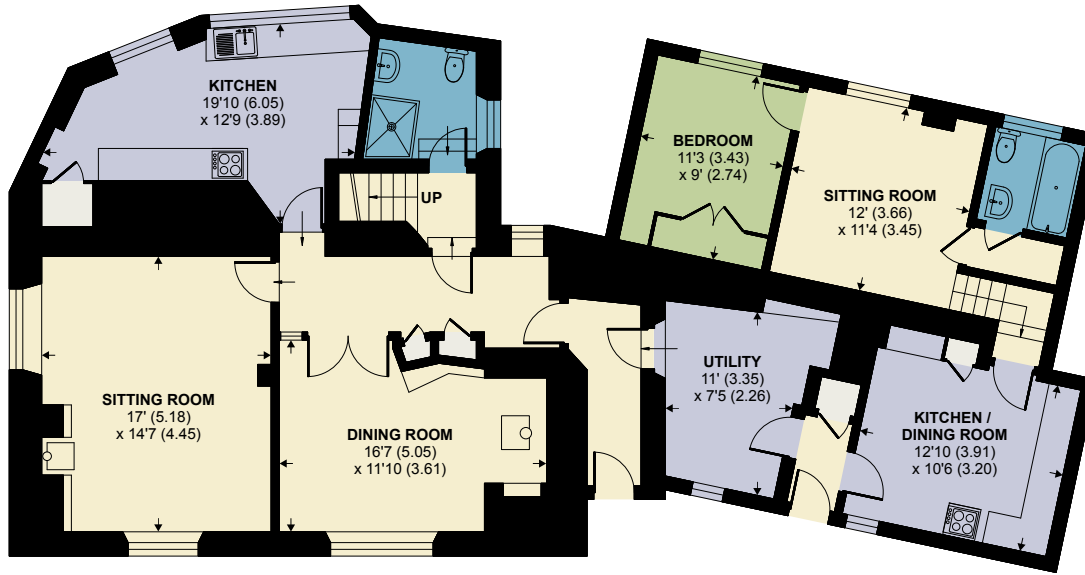
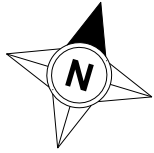
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rphocom 2024. Produced for Symonds & Sampson. REF: 1094999



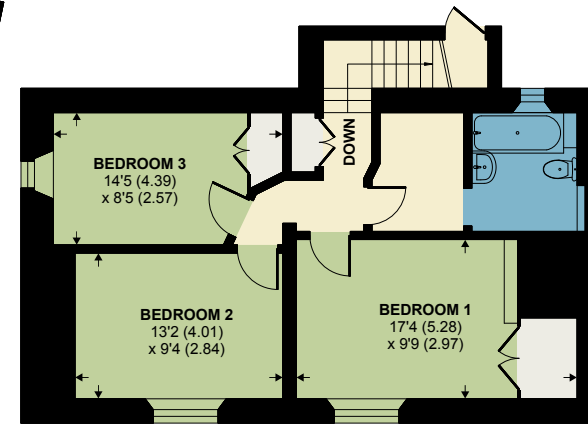
Dishwell Farmhouse, Ashbrittle, Wellington

Approximate Area = 1557 sq ft / 144.6 sq m
 Annexe = 663 sq ft / 61.5 sq m
 Total = 2220 sq ft / 206.1 sq m

For identification only - Not to scale

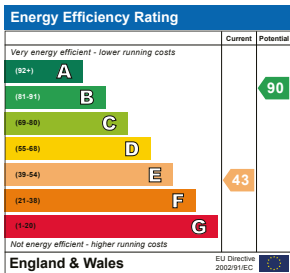


GROUND FLOOR



FIRST FLOOR

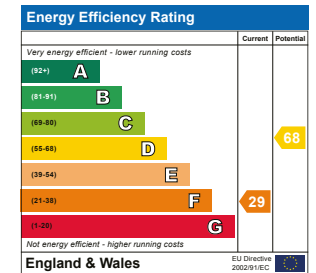
Annexe



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Farmhouse



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