



Withy Barn, Curload, Stoke St Gregory

Discover an extraordinary opportunity at Withy Barn, a 4-bedroom home nestled on approximately 7.5-8 acres of picturesque land. This expansive property is perfect for equestrian enthusiasts, small-scale farming. With 20+ stables and stalls, many equipped with electricity and water, your equestrian dreams are within reach.

The grounds boast a delightful blend of pastures, paddocks, and fields, complete with field shelters for your animals. Enjoy the convenience of a riding/lunging arena, tack rooms, garage, hay barns and log store, everything you need for a fully functional equestrian setup. To the front of the property there is plenty of parking with a decorative fishpond. This property offers an incredible range of possibilities, from livery, hay making to allotments featuring mature blackberry and loganberry bushes. The outbuilding presents excellent potential for additional income, whether as a workshop, business rental, or Airbnb (subject to planning).

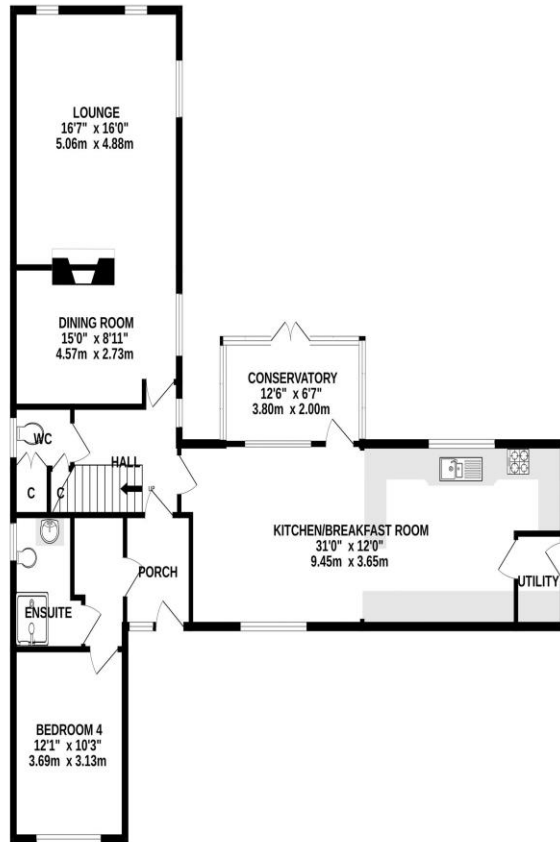
Inside the house, you'll find four inviting bedrooms, including a convenient ground floor suite complete with an en-suite bathroom. The spacious lounge, designed with a dining area, flows seamlessly into a generous kitchen/breakfast room and a conservatory. Upstairs, there are three charming double bedrooms and a bathroom, all offering breathtaking views of the beautifully maintained land and surrounding countryside.

Withy Barn is not just a home; it's a lifestyle waiting for you to embrace.





GROUND FLOOR
1187 sq.ft. (110.3 sq.m.) approx.



TOTAL FLOOR AREA: 1869 sq.ft. (173.6 sq.m.) approx.

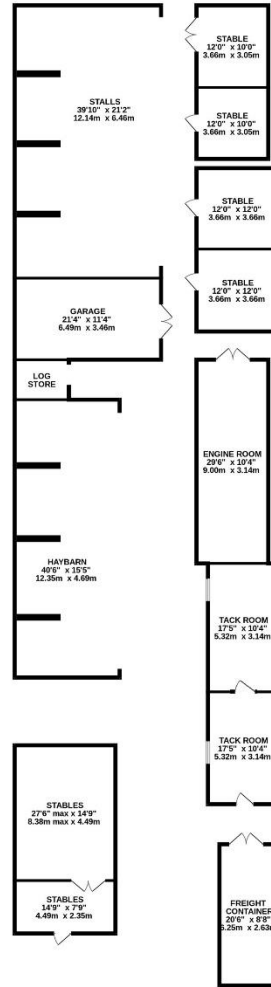
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
682 sq.ft. (63.4 sq.m.) approx.



OUTBUILDINGS & STABLES
3407 sq.ft. (324.9 sq.m.) approx.

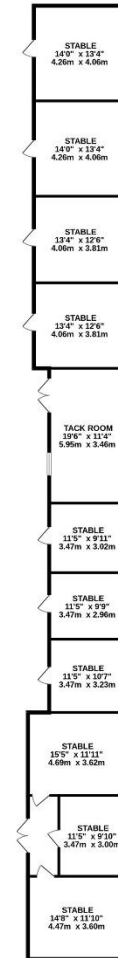


TOTAL FLOOR AREA: 5303 sq.ft. (492.6 sq.m.) approx.

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STABLES
1808 sq.ft. (167.9 sq.m.) approx.

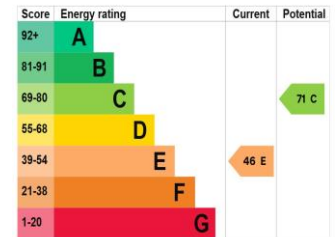


Tenure:
Freehold

Tax band:
E

Property Location:
what3words///ferrying.wi
ggly.requiring

Services:
The property is connected
to mains water, mains
electricity, private
sewerage/drainage and
has oil fired heating.



Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	E
Asking price	Offers Over £700,000
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	House
Property construction	Standard with a tiled roof
Number and types of bedrooms	4
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mantair treatment system
Heating	Oil heating
Broadband	https://checker.ofcom.org.uk/ Standard
Mobile signal/coverage	https://checker.ofcom.org.uk/ EE, Vodafone, 02
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated on the sellers PIQ form
Restrictions	Access right of way at the top of the driveway to access Network Rail yard
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Kitchen building added in approximately 1992
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	E
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form



DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.