



Lower Barn, Normans Farm



Wiveliscombe 5 miles, Wellington 8.5 miles,
Taunton 15 miles

A substantial barn for conversion in a fine rural setting within 0.47 acres for sale by **INFORMAL TENDER 12 noon on Thursday 12th February 2026**

- Large Barn for Conversion
- 0.47 acres (0.19 ha).
- 6 Bedrooms, 3 Bath / Shower Rooms
- Part of a Paddock Included
- Guide Price £250,000-£300,000
- Informal tender 12 noon on 12/02/2026
- FREEHOLD

Informal Tender
£250,000



SITUATION

The barn is part of Normans Farm which is situated in a fine position, surrounded by open countryside overlooking an attractive valley near to the Somerset / Mid Devon border.

The village of Ashbrittle is about 1.7 miles from the farm and the larger village of Appley (3.2 miles) has a primary school, village store and The Globe Inn.

The town of Wiveliscombe is within 5 miles and provides schooling and a range of shops, pubs and restaurants.

Wellington is approximately 8.5 miles away and offers a Waitrose supermarket and access to the M5 motorway at Junction 26 whilst the county town of Taunton is 15 miles away and has rail services to London Paddington.

The Blackdown, Brendon and Quantock Hills as well as Exmoor National Park are all within a short distance and provide spectacular scenery and excellent walking, riding and fishing whilst the rugged Somerset and North Devon coastline is also within easy reach.

DESCRIPTION

Lower Barn is part of Normans Farm and comprises a modern agricultural building and attached stone barn which has planning consent for conversion to a residential dwelling.

The existing buildings include a covered cattle yard measuring approximately 13.5m x 10.9m and an attached stone barn measuring approximately 8.5m x 7.92m with planning consent to create a single storey dwelling with six bedrooms; three bath / shower rooms and open plan living / kitchen and dining space.

Outside there is proposed garden and parking areas to the west of the barn and part of the field to the south is included.

SERVICES

There are no services currently connected. We are informed that there is electricity to the site. There is an option to join the neighbour's water supply (borehole) or to install an independent borehole. A private drainage system will need to be installed.

ACCESS

The property has a right of access over a driveway shared with two other properties.

PLANNING

Planning consent was granted to convert the building to a dwelling under reference reference: 01/23/0005/CQ. The date of the approval is 15th September 2023.

DIRECTIONS

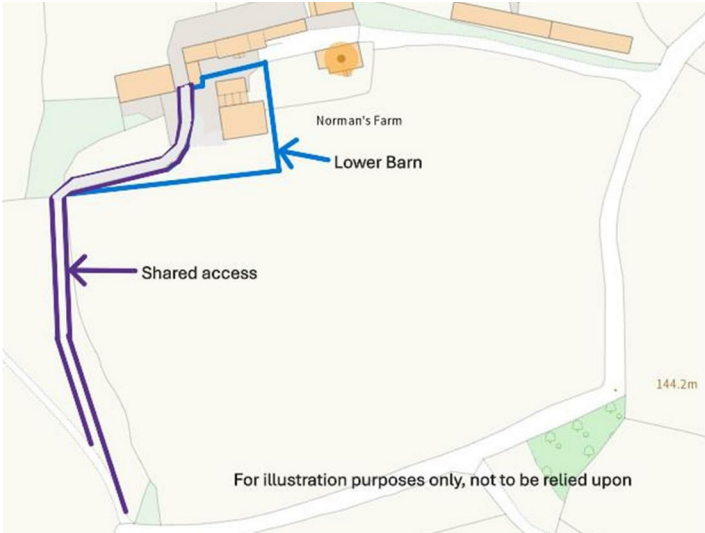
From Wellington head towards Tiverton on the A38 and after approximately 3.5 miles turn right signposted to Greenham and Appley.

Continue on this road, passing through the village of Greenham and at the next junction (Appley Cross) turn right towards Appley. After 430 yards, just before reaching The Globe Inn turn left towards Stawley and continue for just under one mile and turn left towards Ashbrittle.

Continue for about 500 yards, cross the stone bridge and turn right towards Clayhanger. Follow this road for about 0.75 miles and at Waldron's Cross turn right towards Waterrow. After 0.25 miles, as the road bears sharp right the entrance lane to LOT 2A will be found straight ahead,

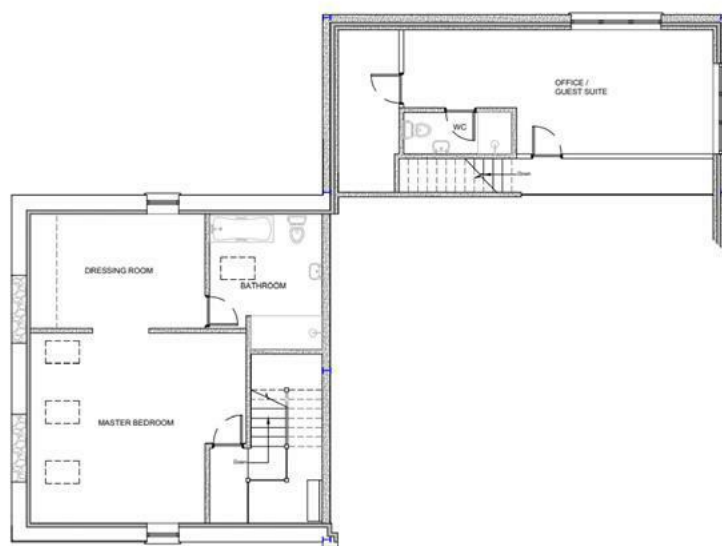
WHAT3WORDS

Reference/// ///cheaper.fabric.stocky





PROPOSED FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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