



Levels Basket Barn



Levels Basket Barn

Stathe, Bridgwater, TA7 0JL

An exciting opportunity to acquire a stunning barn with planning permission for conversion into a 3 bedroom home. For Sale by Informal Tender Thursday 6th August, 12 noon (unless sold prior) OFFERS IN EXCESS OF £100,000

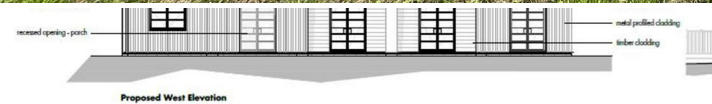
- Detached Barn with P/P Granted For Conversion
- Delightful Semi Rural Position With Views
- Open Plan Living/Kitchen/Dining room
- Planning no 51/25/0005 for full Planning no 51/26/0002/CQ for Class Q
- Private Drive with Ample Parking
- Superb Development Opportunity
- Proposed Accommodation : 3 Bedrooms
- Utility and Study/Office
- For Sale by Informal Tender Thursday 6th August 12 noon
- Freehold

Informal Tender £100,000

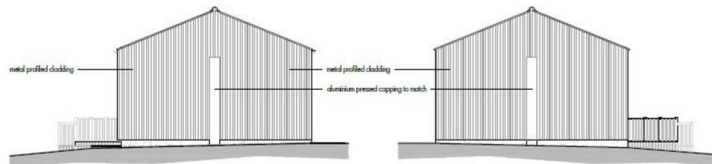
SITUATION

The barn is situated in an elevated position on the north west edge of Stathe, which is situated along the River Parrett and approx. 2 miles north-east of the village of Stoke St Gregory, which provides services such as a primary school, public house, cafe and shop. Langport is 4 miles away and is a pleasant former market town with excellent everyday amenities including supermarket, doctors, dentist and vet surgery, primary school, excellent secondary and sixth form schooling facilities are located at the nearby Huish Episcopi Academy.

Taunton, The County Town of Somerset is 12 miles to the west and offers a full range of shopping, leisure, sporting and scholastic facilities together with access to the M5 motorway and there is an intercity rail link to London Paddington in under 1 hour 50 mins. Another nearby centre includes Bridgwater 9.6 miles, and access to the A303 linking the M5 which is about 10 miles away.

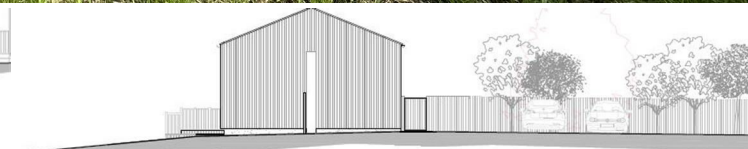


Proposed West Elevation



Proposed North Elevation

Proposed South Elevation



Proposed Site Section



Proposed Cross Section



Proposed East Elevation



DESCRIPTION

This superb detached barn, has the benefit of full planning permission for conversion, offering an excellent opportunity to create a special home in a highly desirable rural setting set within a delightful position. For sale by informal tender. OFFERS IN EXCESS OF £100,000

ACCOMMODATION

The proposed accommodation includes an entrance porch with doors leading into an inner lobby with doors opening into a superb open plan living, dining and kitchen area with double doors to the front and rear. There is a utility room and an office/study area. There are three good sized bedrooms with the principle bedroom having an en-suite shower and a main bathroom suite. We have been informed that the accommodation will extend to just over 1300 square feet.

OUTSIDE

There is a private entrance with 5 bar gate opening onto a driveway which leads to the barn. There are gardens to the front rear and side of the property and due to the barn's elevated position has a particularly good view to the rear overlooking the river and surrounding countryside. The plot extends to approximately quarter of an acre.

SERVICES

The barn has no services currently connected but are available nearby.

DIRECTIONS

From Taunton, follow the A38 out of Taunton. Before Burrow Mump, turn right when signposted to Wick and Stathe. Continue along the riverbank and after a short distance turn right when signposted to Stoke St Gregory. Proceed past Ludwells Farm and the barn entrance can be identified on the left hand side identified by a Stags for Sale board.

What3Words builder.solicitor.constants

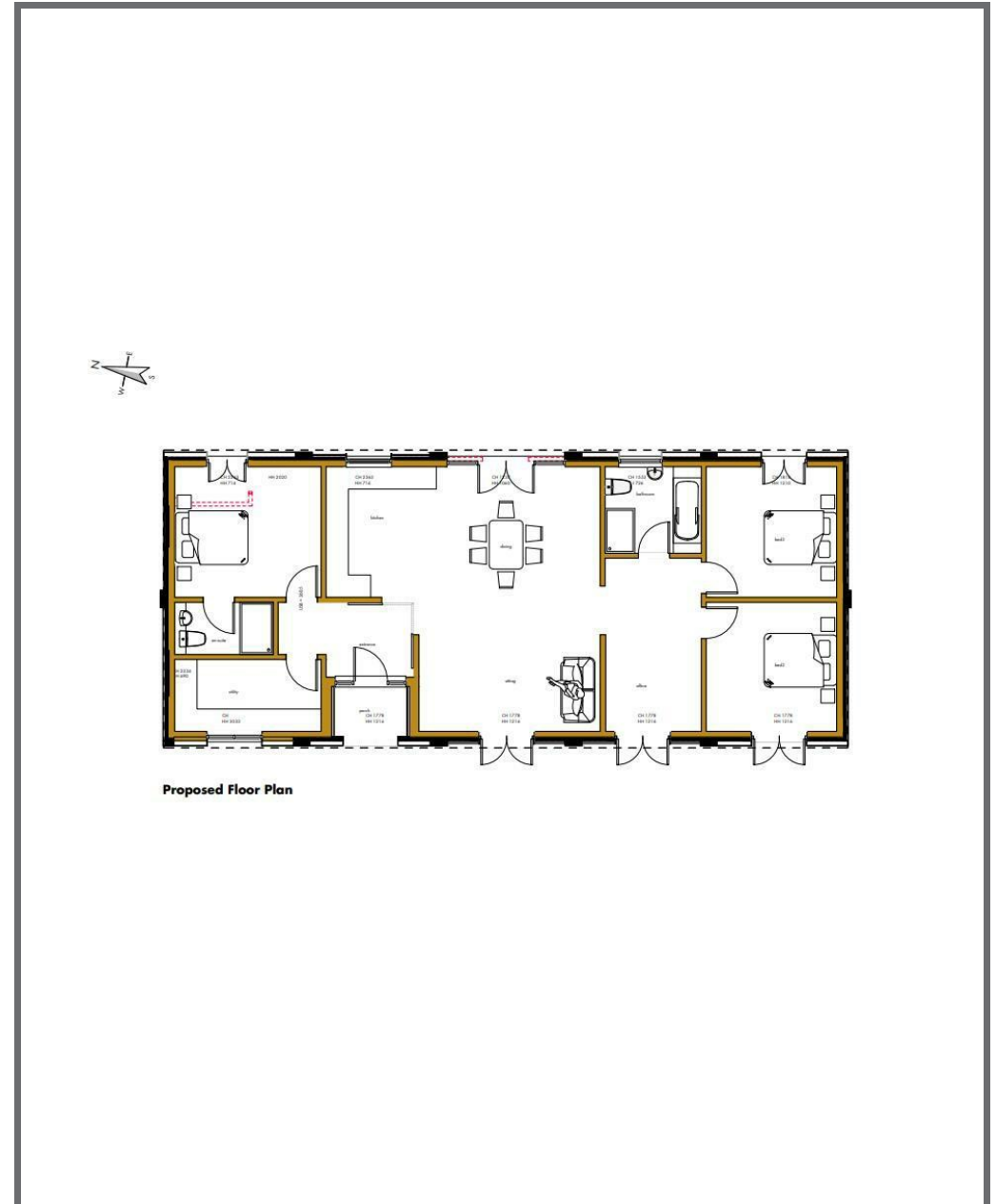
METHOD OF SALE

The property is offered for sale by Informal Tender (unless sold prior)

An Informal Tender Form is available from Stags. Tenders to be submitted in writing to Stags, 5 Hammet Street, Taunton TA1 1RZ together with proof of funds. Offers are invited by 12 noon on Thursday 6th August 2026.



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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