

A small, single-story building with a gabled roof. The roof is covered in grey tiles and has a small white chimney. The building's exterior is a mix of rough-hewn stone and white-painted walls. On the left side, there is a white door and a window. On the right side, there are two windows. A small black sign with white text is mounted on the stone wall. The building is situated on a gravel path, and there is a dense line of trees and bushes behind it. The sky is blue with some clouds.

Symonds
& Sampson

The Salt Box

Compton Hill, Compton Durville, South Petherton, Somerset

The Salt Box

Compton Hill
Compton Durville
South Petherton
Somerset TA13 5ER

A characterful studio-style HOLIDAY LET in an attractively rural yet accessible hamlet just a short drive from South Petherton and excellent road links.



- Detached studio-style holiday let
- Scope for extension or change of use subject to PP
- Ample off road parking and good size gravelled garden area
 - Pleasant rural hamlet
 - Good road links within a short drive
- Close to the pretty village amenities of South Petherton

Guide Price **£150,000**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

Originally converted from a pre-existing barn, this detached studio-style property has been successfully run as a holiday let by the current owners. With its own ample parking and gravelled garden area, there is scope (subject to planning permission) for further extension or change of use.

ACCOMMODATION

The character of the barn has been retained, with an attractive open vaulted ceiling exposing the original beams. A large picture window to one end overlooks the outside space, complemented by a stable-style door to the side. Currently arranged as an open-plan bedroom and sitting area, there is ample space for a small dining table, while a kitchenette to one end is fitted with an electric hob and stainless steel sink, with space beneath the worktop for an under-counter fridge/freezer. A smart, modern shower room is positioned to one side and includes a shower cubicle, WC and wash hand basin. A mezzanine level above the kitchen and shower room provides useful storage and houses the hot water cylinder. Heating is currently provided by electric night storage heaters.

OUTSIDE

The property sits in a broadly rectangular plot, with a concrete driveway to the front and further gravelled area to the side providing ample parking if required. The gravel extends to the rear to create a sizeable area suitable for use as garden and for any other outside storage you may need.

SITUATION

Compton Durville, is a small picturesque hamlet located just outside the village of South Petherton in the heart of South Somerset. With a feeling that time has almost "stood still" the hamlet lies very much

unspoilt and away from busy traffic, with miles of countryside footpaths to explore on your doorstep. However, it lies just a few minutes' drive from the A303, approximately 5 miles east of the pretty market town of Ilminster with its range of independent and high street stores and approximately 5 miles north west of Crewkerne, with its Waitrose store, indoor swimming pool / gym complex and mainline railway station (London Waterloo). The nearby village of South Petherton lies just a mile away. It's another "picture postcard" village with excellent village amenities including combined Infant and Junior schools, tennis courts and club, recreation ground, independent shops including butchers, and a co-op store. It also has a recently opened and well-regarded restaurant "Holm" and the local pub The Brewers Arms is also a very popular venue. The village has its own modern hospital that carries out a range of NHS services and has a useful late-opening Pharmacy. Not far away at Lopenhead is the iconic "Railway Carriage Café" and adjoining Trading Post Farm shop loved by residents for its delicious locally sourced produce. Frogmary Green Farm on the outskirts of South Petherton also has a coffee shop and other facilities. From the Esso station on the edge of the village is the regular Berry's Superfast bus service to London Hammersmith.

DIRECTIONS

What3words///guess.laugh.brands

SERVICES

Mains water and electricity. Private drainage via STP.

There is currently no telephone or broadband connected. Ultrafast broadband is available in the area. There is mobile coverage. Please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council 0300 123 2224

Council Tax Band - NA

Please note, this property may only be used as a holiday let / non-permanent residence. Please refer to the planning reference number 16/03567/COU (Change of use of building from office (Use Class B1) to holiday let) and take independent advice if required depending on your requirements.

The neighbouring cottage has planning permission granted reference 22/01357/HOU for an extension. Full details can be found on the Somerset Planning Portal.

The private sewage treatment plant is located in the neighbouring grounds of Stow House and a suitable easement will be granted for access.

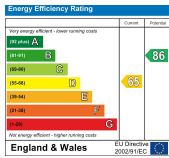
The property is currently part of a larger title owned by the vendors and a HMLR compliant plan will be provided at the point of sale to show the new boundaries.

The property is currently operating as a holiday let with bookings up to 3 months ahead. Pre-booked reservations will need to be honoured prior to completion.

The property is subject to an overage clause. A proportion of the uplift in value from any change in permissions will trigger a payment to the previous owners.

Photographs taken September 2026 - © Symonds and Sampson





The Salt Box, Compton Durville, South Petherton

Approximate Area = 269 sq ft / 24.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1525941



ILM/AJW/011026



01460 200790

ilminster@symondsandsampson.co.uk
Symonds & Sampson LLP
21, East Street,
Ilminster, Somerset TA19 0AN



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT