



Symonds
& Sampson

The Barn at Pury Street Farm

Stoke Road, North Curry, Taunton, Somerset

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Stoke Road
North Curry
Taunton
Somerset TA3 6HN

A traditional stone / block and timber agricultural barn with Class Q consent for conversion to a two bedroom, two bathroom single-storey residential dwelling, with an additional paddock and other adjoining areas available by separate negotiation.



- Detached former agricultural barn for conversion
- Class Q consent for conversion to single storey residential dwelling
- Delightful, tucked-away position away from traffic
- Option to purchase further paddock and garden / land by separate negotiation

Guide Price
Lot 1 £150,000

(Additional land available separately)

Freehold

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THE PROPERTY

Nestled in a private, tucked-away position on the edge of this highly sought-after village, this traditional farm building of stone, block, and timber construction has Class Q permission to convert to a two bedroom, two bathroom single-storey character dwelling (24/24/0020/CQ). Lot 1 is offered for sale as the barn itself with two allocated parking spaces whilst Lot 2 is available by separate negotiation and can consist of a further adjoining garden area, paddock of 1.42 acres (0.57 hectares) and additionally a mature area of copse to the west side of the paddock. The vendors own the land immediately adjoining the property and are therefore able to be flexible in terms of discussions with prospective buyers as to what additional land they may require at an additional figure.

ACCOMMODATION

The proposed accommodation includes an open plan kitchen / dining / living space with adjacent utility room and bath / shower room. Additionally there are two double bedrooms, including en suite facilities, whilst also allowing space for built-in storage.

OUTSIDE

The property will be granted a vehicular right of way across the existing entrance and shared driveway from the village road which is owned by the vendors, and shared between three other properties. Lot 1 includes the barn itself and proposed parking area, whilst Lot 2 can include the further land as mentioned above subject to separate negotiation.

SITUATION

North Curry is a highly desirable village situated on the edge of the Somerset Levels, between Langport and Taunton. The village offers an excellent range of amenities, including a well-stocked general store, post office, community café, health centre, and a pub. The local primary school is rated Outstanding by Ofsted. North Curry has a vibrant community spirit, with numerous local societies and events such as the annual May Fair and Music Festival. The village also boasts sports fields with football and cricket clubs open to all ages.

The county town of Taunton lies approximately six miles away and provides a comprehensive selection of shopping, leisure, and recreational facilities, including the Somerset County Cricket Ground. The area is also renowned for its excellent schools, such as Richard Huish College, King's College, Queen's College, and Taunton School.

Transport links are superb. Taunton's mainline railway station offers regular services to Penzance, Bristol, Cardiff, the North, and Scotland, as well as a direct service to London in around one hour and forty-five minutes. The M5 motorway is easily accessible via Junction 25 for the South West and Junction 24 for the North, connecting onwards to the M4 for Wales and London.

DIRECTIONS

What3words/////posed.senders.master

The barn is located away from the public highway behind the owners' existing properties and therefore viewings are by appointment only.

SERVICES

There are currently no mains services connected. Although there is mains water to a trough nearby, supplied by Wessex Water, buyers will need to make their own enquiries as to having a domestic connection installed.

Superfast broadband is available in the area locally but no services are connected to the property. There is mobile coverage in this area, please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council Tax Band N/A

The Class Q permission granted relates to the existing barn and proposed parking area to the west side. Prospective buyers are advised to make their own enquiries in terms of any change of use that may be required to any adjoining land in order for use as domestic garden.

As would be expected on an old agricultural building, there are signs of previous movement in the original stone walls which a buyer is likely to deal with during the conversion process.

There is a public footpath along the existing shared driveway but this does not extend as far as the likely curtilage of this property.

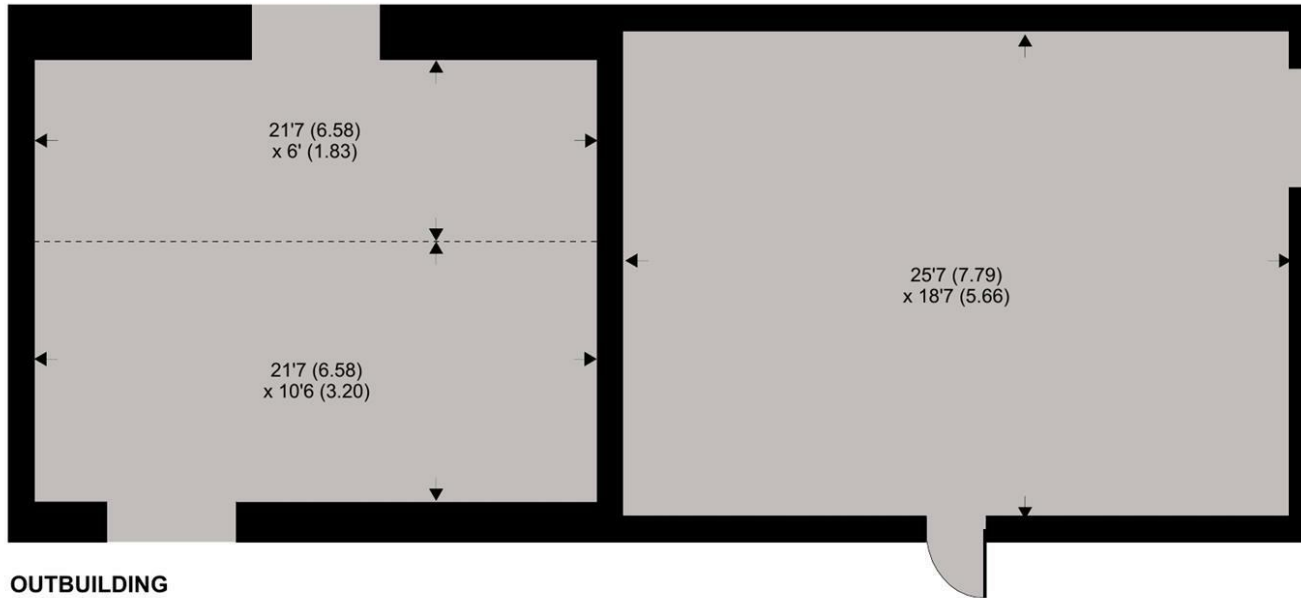




North Curry, Taunton

Outbuilding = 878 sq ft / 81.5 sq m

For identification only - Not to scale



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1364388



ILM/AJW/161025



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