



Great House Barn, Stoke St Michael, BA3 5LD

Guide Price £600,000
Freehold

COOPER
AND
TANNER

Great House Barn

Stoke St Michael

BA3 5LD

 4  1  2  9.07 Acres EPC N/A

Description

Great House Barn offers the potential to create a stunning family home in a secluded position close to the Mendip Hills Area of Outstanding Natural Beauty. All set in just over 9 acres of grounds and paddock

Consent was granted in January 2022 under the General Permitted Development Order 2015 Class Q to allow for the conversion of the existing agricultural barn into a single dwelling with accommodation arranged one floor.

The proposed accommodation will comprise a super open plan sitting room, dining room and kitchen with the benefit of full height windows and doors creating a wonderful outlook over the walled courtyard to the paddock beyond. There is also a large entrance hall, utility room and cloakroom. The four bedrooms are located to the rear of the barn and are all double in size with the master having an ensuite shower room and then a separate family bathroom.

Subject to gaining the necessary consents the design and layout of the proposed dwelling could be altered.

Outside

Great House Barn will be found at the end of a drive which runs to the side of Somers Farm. Part of the existing barn had been allocated as an undercover parking area with a further workshop/store to the side.

The area immediately to the front of the barn is enclosed by a stone wall with gates leading to the paddock to the front and the land to the rear.

To the side of the barn is the Grade II listed ruin of what is believed to have been one of the Duke of Buckingham's Hunting Lodges and dates back to the 1600s.

The Land

The land is laid to pasture and is predominantly level in aspect and would be ideal for an equestrian or small holder use. It is arranged into two parcels, each enclosed by a combination of mature hedges and fencing.

Location

Great House Barn is located between the villages of Stoke St Michael and Leigh on Mendip. Both villages have an excellent community with both having a primary school, public house and church and Stoke St Michael also having a small village store. Further facilities and amenities are available in the towns of Frome and Shepton Mallet.

Services

There is a mains electricity supply that crosses the land but not connected to the barn. Mains water is currently connected to the barn via the water trough located on the land. Potential purchasers must rely on their own enquiries about the location and suitability of any services and the making a connection into them.



Rights of Way

There is a public footpath that runs along the drive and across the paddock to the front of the barn and then along the northern boundary towards Bector Lane. The neighbouring property, Manor House Farm, has a right of way over the first part of the driveway which is used only if needed.

Planning

Planning reference 2021/2878/PAA. Copies of the plans and consent can be downloaded from the Mendip District Council website.

The former quarry beyond the land being sold has consent to create a development of luxury holiday

homes. Further details are available on their website www.cookswood.com

Directions

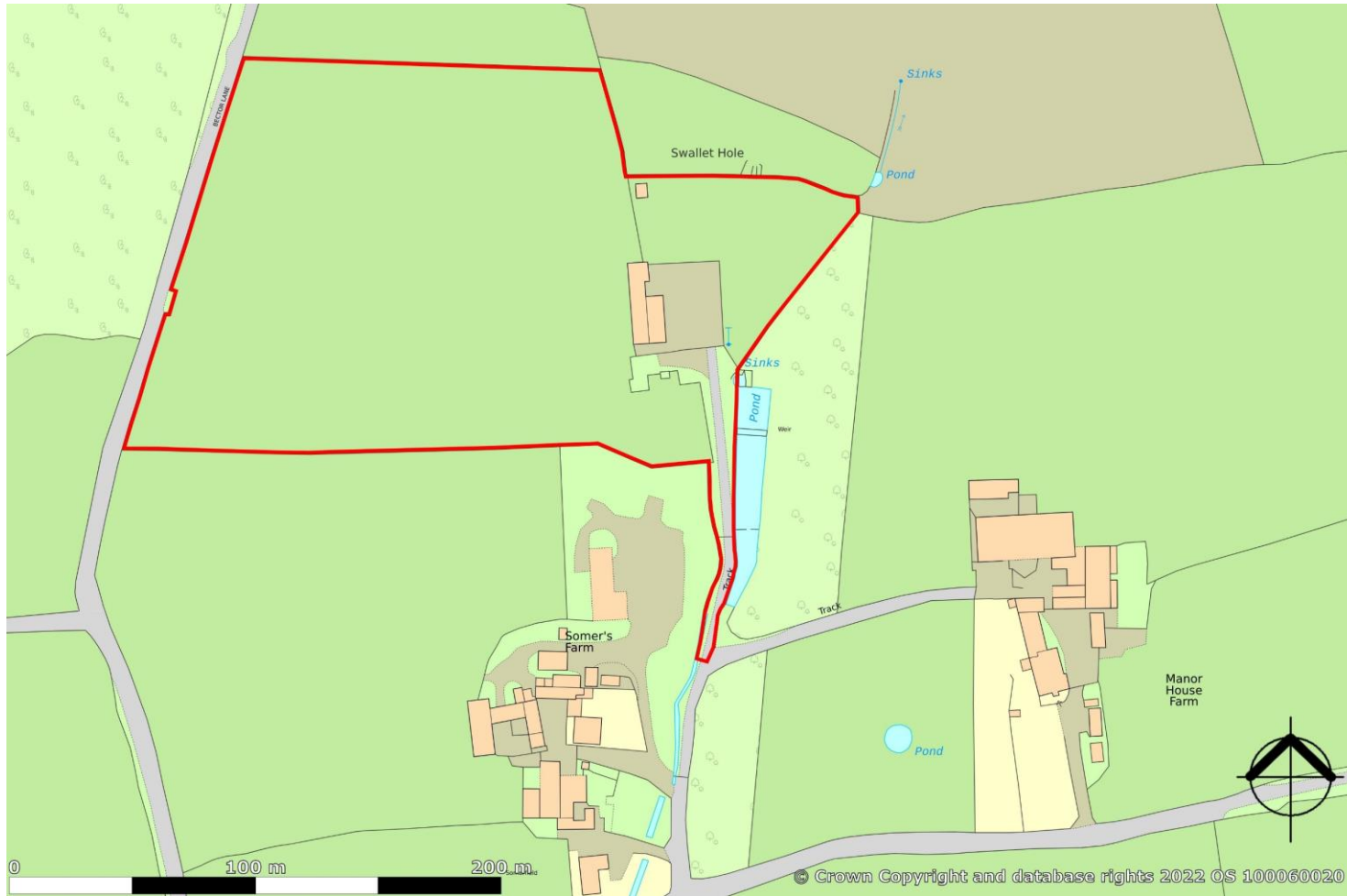
Great House Barn is found on the right hand side when driving from Leigh on Mendip to Stoke St Michael. Take the entrance to Somers Farm and then bear right through the five bar gate. Follow the drive through the second gateway and the barn will be found in front of you.

What3word to the gate: skirt.bulldozer.tonic



Proposed accommodation





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