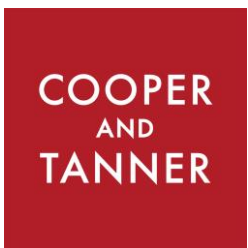




Decoy Pool Farm, Nyland, BS27 3UD

£1,600,000 Freehold





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£1,600,000 Freehold

Main House  6  2  4  5.2 acres EPC N/A

French Barn Planning permission for  5  2  3

Beryl Barn Planning permission for  5  2  3

Application number 17/21/00108

Description

Decoy Pool Farm, French Barn and Beryl Barn present an exciting opportunity, with full planning permission, to finish and create three exceptional properties, set on a stunning five-acre plot at the foot of Nyland Hill, with breathtaking panoramic countryside views to The Mendips.

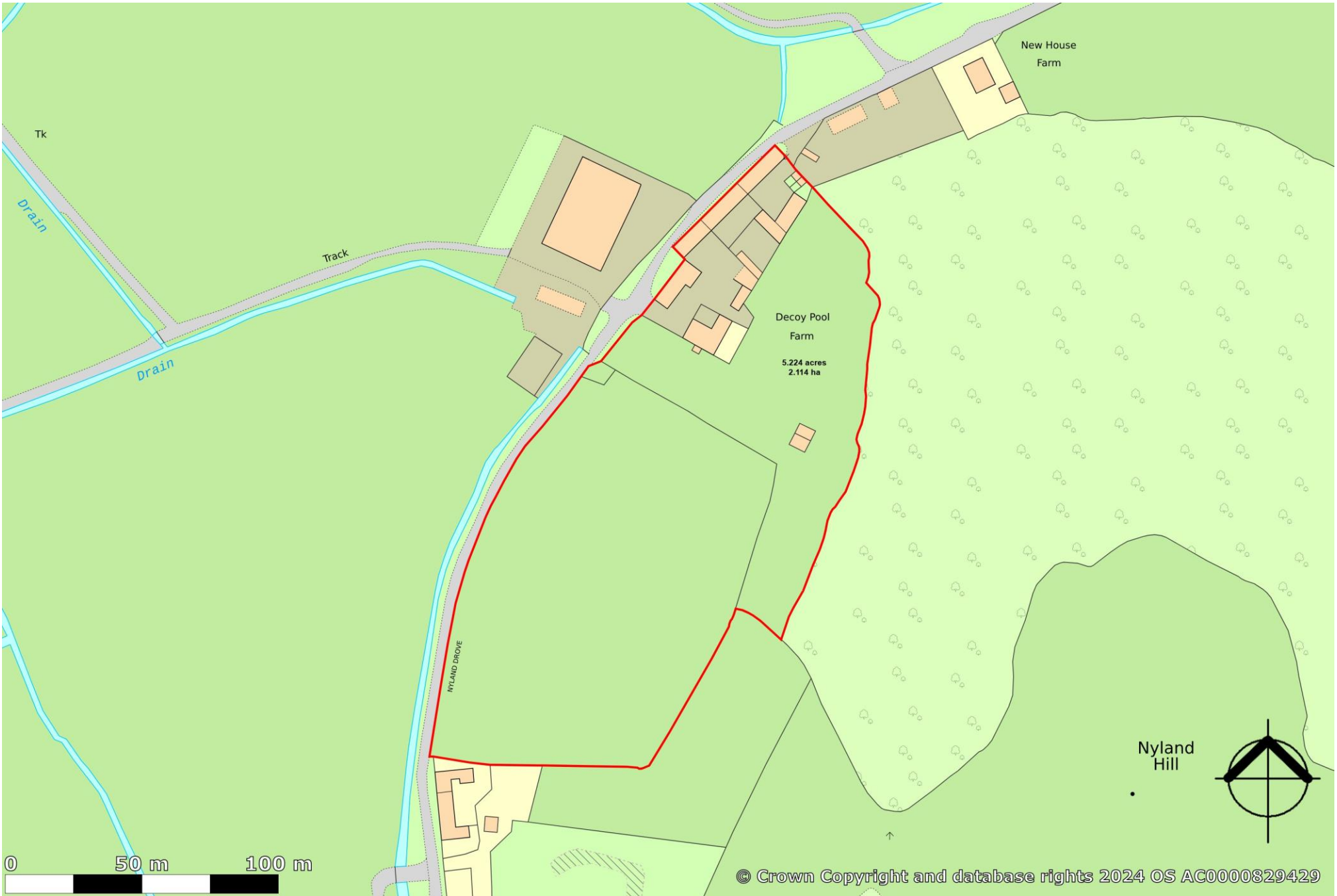
The main house has already been transformed from the old farmhouse into the start of a beautiful six-bedroom home, at first fix stage, awaiting creative interior design flair to realise its full potential. The ground floor has been left open to allow for the purchaser to configure their own desired layout. Upstairs, over two floors, the framework for the six large double bedrooms is in place, as is the plumbing for the three ensembles, and a family bathroom. The house has all services connected; a new roof with solar panels; all new windows; the chimneys are lined and in working order; and the property has been damp-proofed.

Adjacent to the main house there are two exciting barns with full planning permission for conversion. Please see full details on Somerset Council Planning Portal application number 17/21/00108. Permission has been granted for change of use and conversion of agricultural buildings to two residential dwellings to include single storey extensions to facilitate conversion.

The entire plot measures 5.2 acres, with just over 4.5 acres of potential gardens and paddock. The plot also includes an additional stone barn to the southeast of the main house, on the hillside. The eastern boundary is mainly bordered by mature woodland stretching up onto Nyland Hill, whilst Nyland Drove runs along the western side where there are fabulous views across farmland to the Mendip Hills in the distance.











Local Information Nyland

Local Council: Somerset

Council Tax Band: E

Heating: Oil

Services: Mains electricity and water, private drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

- Weston-super-Mare
- Burnham and Highbridge



Nearest Schools

- Draycott and Rodney Stoke First School
- Fairlands Middle School
- Kings of Wessex Academy

Decoy Pool Farm, Nyland, Cheddar, BS27

Approximate Area = 3210 sq ft / 298.2 sq m (excludes void)
 Outbuilding(s) = 6149 sq ft / 571.2 sq m
 Total = 9359 sq ft / 869.4 sq m
 For identification only - Not to scale



Certified Property Measurer
 RICS
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024.
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