



Lower Clavelshay Farm

Bridgwater, Somerset

Carter Jonas



**Lower Clavelshay Farm**  
**Clavelshay**  
**North Petherton**  
**Bridgwater**  
**Somerset TA6 6PJ**

**A ring fenced former dairy and arable farm located in the Quantock Hills.**

Lower Clavelshay Farm offers a substantial farmhouse, holiday cottage, a pair of semi-detached cottages, two single storey traditional barns with permission for conversion, a further large traditional barn and a range of modern farm buildings with permission for conversion to dwellings, together with productive pasture and arable land.

In all extending to over 264 acres.

For sale by private treaty as a whole or in up to 8 separate lots.

**Carter Jonas**





### Location

Lower Clavelshay is situated in a private location in the Quantock Hills, a particularly unspoilt area of Somerset.

The house occupies an elevated but sheltered position facing west across its own pond, paddocks and woodland.

From the higher parts of the farm, views can be enjoyed over the Vale of Taunton Deane towards the Blackdown Hills and the rest of the Quantock Hills.

The farm is situated to the north of the attractive villages of West Monkton, Thurloxton and North Petherton which between them offer a wide range of facilities and good local pubs. It is also situated about 6.5 miles north of the county town of Taunton and 6 miles to the west of Bridgwater. Both towns offer day to day facilities including supermarkets, surgeries, numerous independent shops and restaurants.

The M5 motorway at Junctions 24 or 25 are both within 5 miles and give very good access to the national motorway network. There is a regular train service from Taunton to Bristol, the midlands, or London Paddington with the fast train to London taking less than two hours. The regional airport at Bristol is within easy reach.

There are an excellent range of state and independent schools in the area including Taunton School, Kings College and Queens College in Taunton plus Wellington School (some 12 miles away) and Millfield (20 miles).

The area is renowned for a range of equestrian and sporting activities including racing at Taunton and Exeter. Golf is available at Burnham, Enmore and Oake. There are also numerous shoots within the locality.





**Lotting Summary**

**Lot 1** – Comprising Clavelshay Farmhouse, Clavelshay Barn, stable barn with planning for conversion to a dwelling, pasture, woodland, and a lake. In total, 16.01 acres.

**Lot 2** – A pair of two-bedroom semi-detached cottages offering enormous potential enjoying rural views within 3.71 acres.

**Lot 3** – A detached traditional barn with planning permission for conversion to a 94m² residential dwelling set within 0.24 of an acre.

**Lot 4** – An extensive range of former dairy and livestock buildings with prior approval for conversion to five dwellings together with the potential to convert a further substantial stone and brick traditional barn to two further spacious homes. Set within 5.63 acres.

**Lot 5** – A parcel of 34.23 acres of versatile arable land.

**Lot 6** – An attractive parcel of land forming a rolling valley with two small ponds all laid to pasture totalling some 19.30 acres.

**Lot 7** – A parcel of 63.33 acres of good quality arable land enjoying road access.

**Lot 8** – A parcel of 122.46 acres of good quality arable land enjoying good road access.

**Lot 1**

Clavelshay Farmhouse  
Clavelshay Barn  
The Stable Barn  
Lake, Pasture and Woodland  
In all, about 16 acres.

**Clavelshay Farmhouse**

The house lies in a particularly protected and private location, with a stone built barn conversion nearby which was originally a cider barn where cider was made and which is now a holiday cottage. The house offers enormous charm and character, yet its manageable size makes it ideal as both a family home and a place for entertaining. The house, which is not listed, enjoys the benefit of oil-fired central heating and double glazing to most rooms.

Constructed of stone under a tiled roof, the accommodation on the ground floor comprises a west facing entrance porch leading to front door, reception hall with stairs off providing access to a spacious dual aspect sitting room with French windows to garden and fireplace with log burner, a good sized dining room enjoying westerly views, the rear hall leading to a recently refurbished farmhouse style kitchen with blue two oven aga, study and utility room with WC. On the first floor, five double bedrooms, four of which have ensuite facilities plus a family bathroom. In addition, stairs lead to two large attic rooms on the second floor. Details of the accommodation are clearly shown within the floorplan.

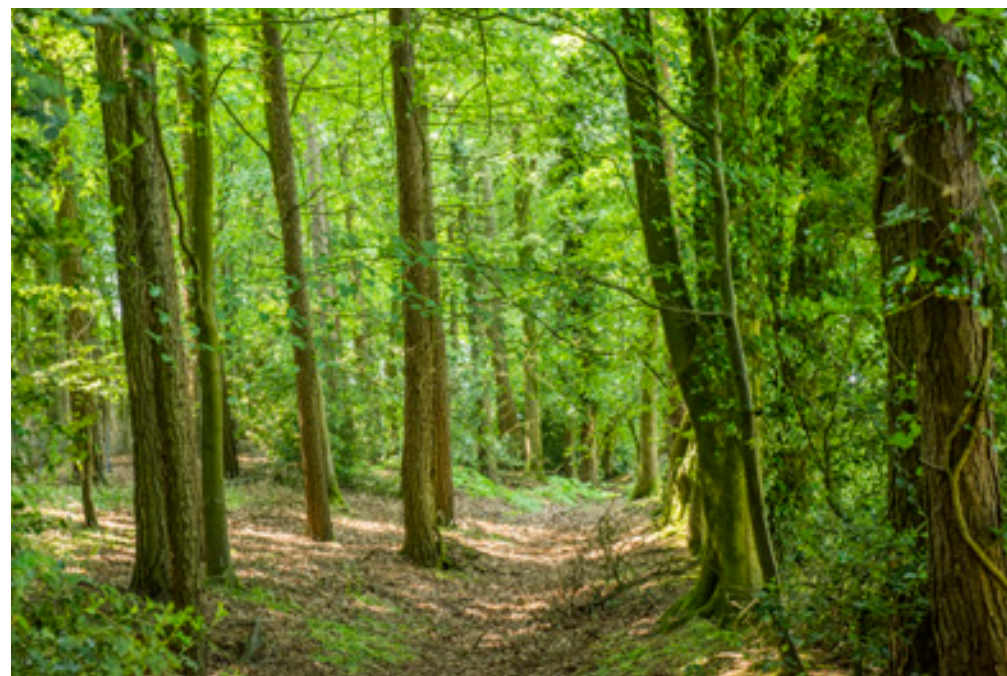
Access to the house is via a newly constructed stone drive which leads to an area of hardstanding to the rear of the house. To the south and west there are extensive lawned areas with paths leading to the stables, pond, and paddocks below. There is also a traditional walled garden which is south facing. Below the walled garden is a level area of grass which historically was used as a tennis court.















### Clavelshay Barn

Located a short distance from the house is Clavelshay Barn. This attractive building has previously been used as a restaurant but has now been converted to a very high standard and offers tasteful, open plan accommodation of kitchen, living room and dining room on the first floor and three double bedrooms (one ensuite) and a modern bathroom on the ground floor.

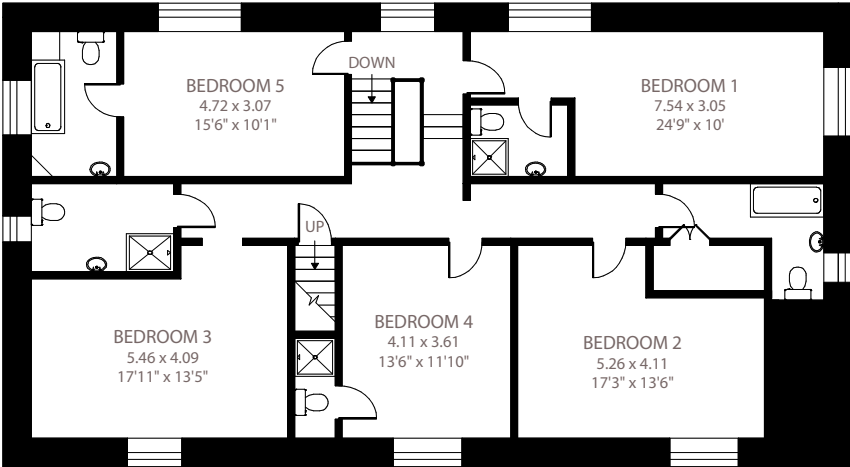
Adjoining the holiday cottage is the old kitchen. The old kitchen of Clavelshay Barn could be incorporated into the property, or used as a self-contained home office or studio (which is south facing).

The cottage enjoys the benefit of a large, enclosed lawned garden and, as with the farmhouse, extensive rural views.

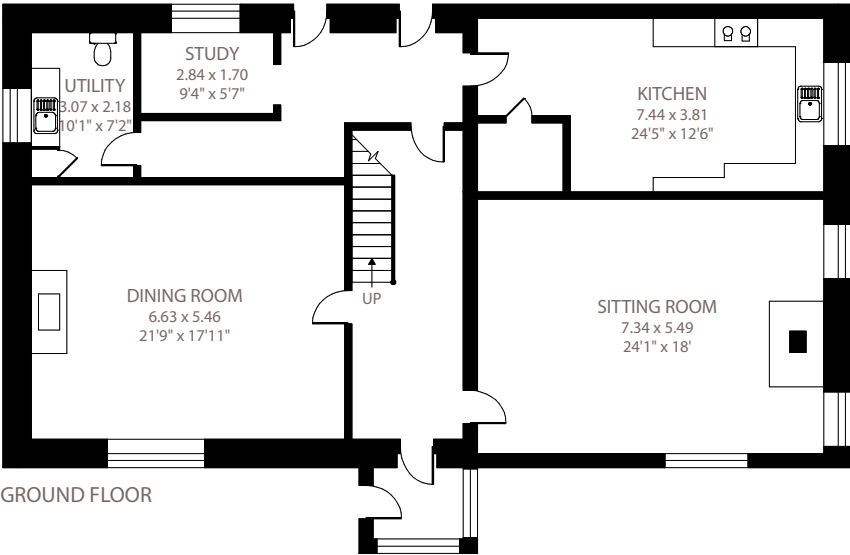




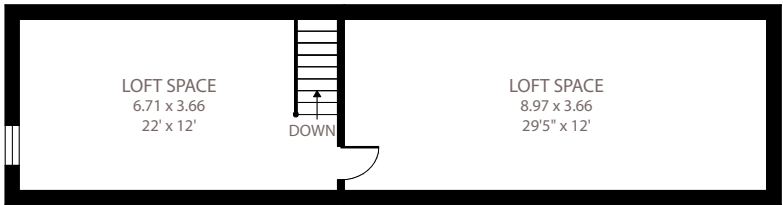
Clavelshay Farmhouse



FIRST FLOOR

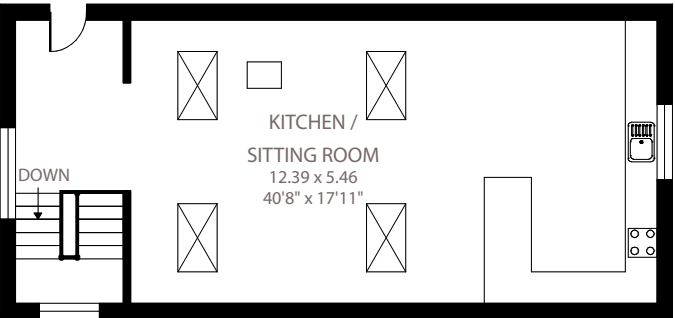


GROUND FLOOR

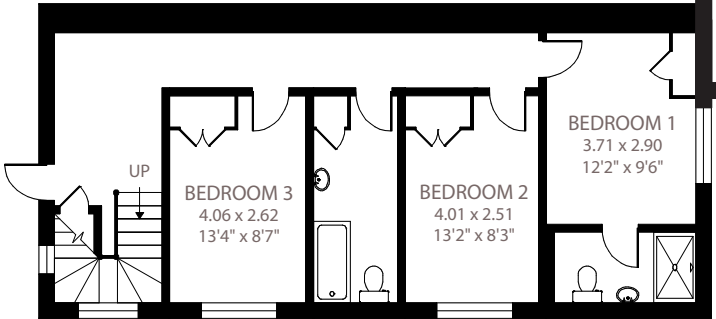


SECOND FLOOR

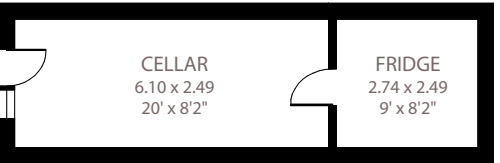
Clavelshay Barn/Annexe



ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR



ANNEXE LOWER GROUND FLOOR



Floor plan

Lower Clavelshay Farm  
Clavelshay  
North Petherton  
Bridgwater  
Somerset  
TA6 6PJ

Approximate gross internal area:

Approximate Area  
3856 sq ft / 358.2 sq m

Clavelshay Barn  
1675 sq ft / 155.6 sq m



For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.

Traditional Buildings

Located below the house and overlooking the pond are the traditional stone and tiled built stables. Planning permission has been granted for the conversion of the stables into a separate residential unit, offering accommodation of entrance porch and utility with cloakroom off, open plan kitchen, dining and living room, separate snug, principal bedroom with ensuite bathroom and dressing room, family bathroom and three further double bedrooms. In total the conversion comprises some 198m<sup>2</sup>. Planning reference 37/20/00108.

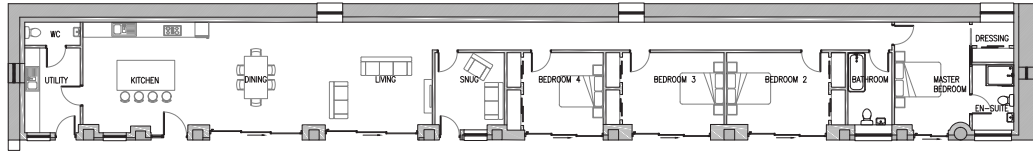
Access is available to the stables via a farm track lying to the west of the house.

Land

Lot 1 totals 16.01 acres and comprises a secluded valley, ponds, and woodland, which are a haven for wildlife and a naturalist's delight. The land lies to the south and west of the house and buildings. This includes attractive sloping permanent pasture forming a valley providing grazing and ideal as pony paddocks. The land abuts a series of three ponds which in turn adjoin an attractive parcel of amenity and established woodland which offers a wide range of species including Oak, Beech, and Cherry which provide an excellent wildlife habitat. The woodland comprises some 8.33 acres. In the past, the woodland and valley have provided a testing drive for the adjoining Hestercombe shoot.



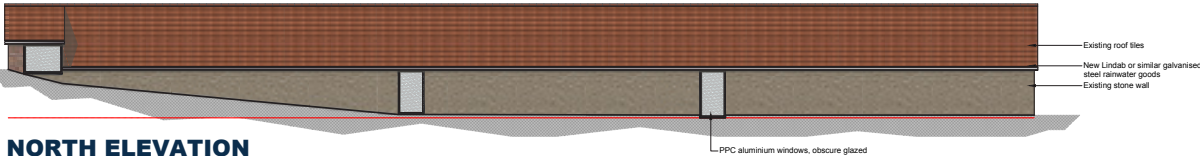
The Stable Barn



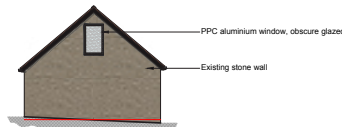
**FLOOR PLAN**  
Scale 1:100  
FLOOR SPACE: 198sqm



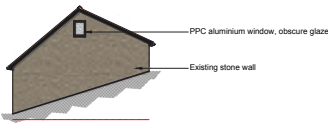
**SOUTH ELEVATION**  
Scale 1:100



**NORTH ELEVATION**  
Scale 1:100



**WEST ELEVATION**  
Scale 1:100



**EAST ELEVATION**  
Scale 1:100

NOTES:  
1. Use written dimensions only. All dimensions to be checked on site and any discrepancies reported to ACORUS immediately. If in doubt ask.  
2. Where relevant, significant hazards have been identified on the drawing. Hazards which should be obvious to a competent contractor or



Rev	Date	Description	Drawn	Check
001	10/05/2024	Prepared	W.M.	W.M.
Mr W Milverton Lower Clavelshay Farm, North Petherton, Bridgwater, TA6 6PU Conversion of Barn to Dwelling Proposed Plans and Elevations				



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PLANNING ISSUE





**34 and 35 Lower Clavelshay Cottages**  
**Within 3.71 acres**

A pair of south facing two-bedroom semi-detached stone and slate cottages located at the end of a long shared stone drive enjoying particularly attractive rural views across the valley to the south and east. Each cottage offers on the ground floor entrance porch with entrance hall and stairs off leading to a south facing sitting room and kitchen dining room to the rear. On the first floor both cottages offer two double bedrooms and a family bathroom.

The cottages enjoy the benefit of a small enclosed south facing garden and are offered within 3.71 acres including the surrounding pasture paddocks.



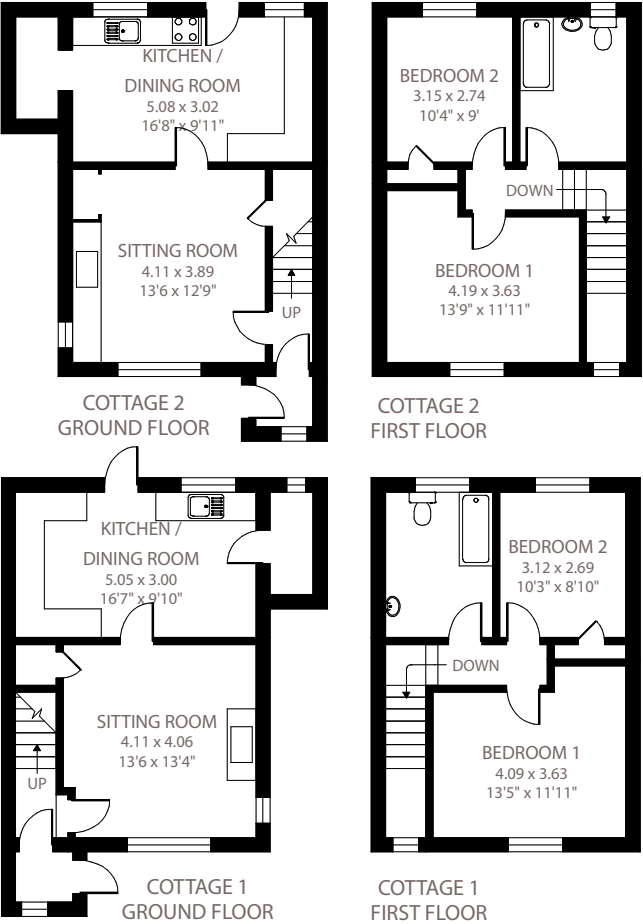
## Floor plan

34 and 35 Lower Clavelshay Cottages  
Clavelshay  
North Petherton  
Bridgwater  
Somerset  
TA6 6PJ

**Approximate gross internal area:**

**Approximate Area**  
1718 sq ft / 159.6 sq m

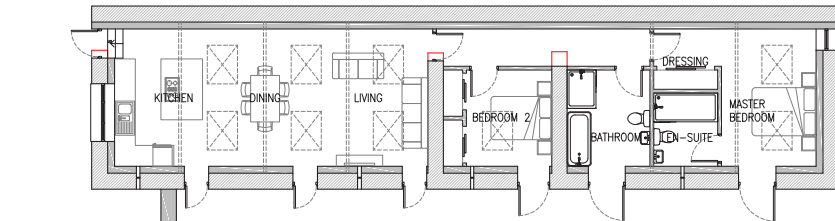
For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.





Lot 3

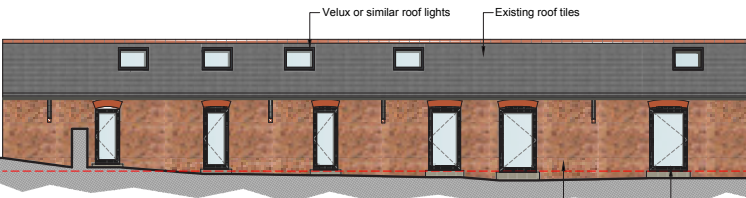
Lot 3 comprises the Old Piggery which is a traditional barn with planning permission for conversion to a 94m<sup>2</sup> residential dwelling. Planning permission was granted on 30 April 2021 for the conversion of the former piggery to provide accommodation of open plan kitchen, dining room and living room with principal bedroom and ensuite bathroom, second bedroom and family bathroom. Planning reference 37/20/00109. Access to the barn is over the newly constructed shared entrance drive that runs from the council maintained road lying to the north of the property.



FLOOR PLAN

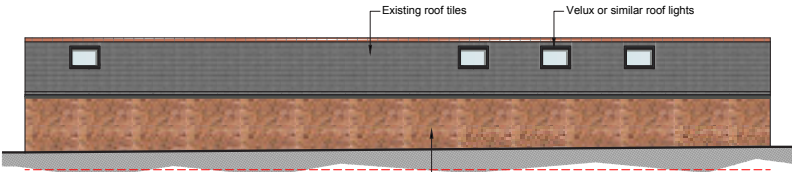
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FLOOR SPACE 94sqm



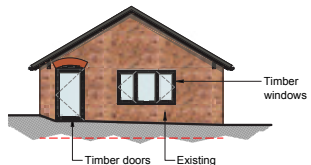
SOUTH ELEVATION

Scale 1:100



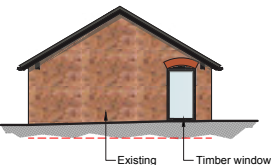
NORTH ELEVATION

Scale 1:100



WEST ELEVATION

Scale 1:100

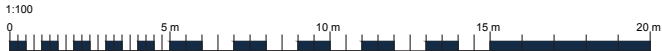


EAST ELEVATION

Scale 1:100



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  4. Ordnance Survey Paper Map Copying Licence Number: 100039456.
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Rev	Date	Description	Dwn	Chk
Rev 1	2020	Amendment	Drawn	Checked
PROJECT				
Mr W Milverton Lower Clovelshay Farm, North Petherton, Bridgwater, TA6 6PJ				
TITLE				
Conversion of Barn to Dwelling Proposed Plans and Elevations				
SCALE				
AS SHOWN	0A2	Dec 2020	DL	MB
JOB NO.				
MB/1523/1020P		200-03		
DRAWING NO.				
REVISION				



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PLANNING ISSUE



**Lot 4**

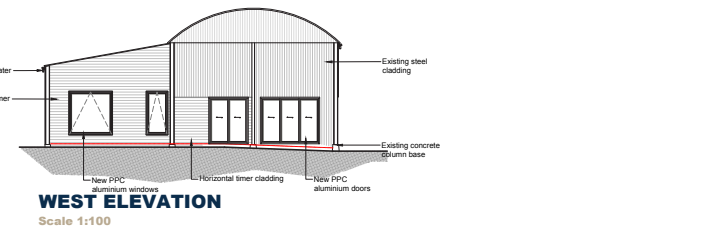
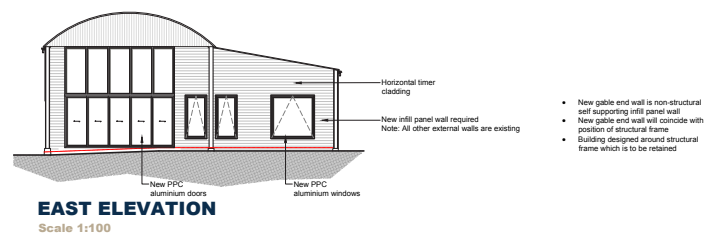
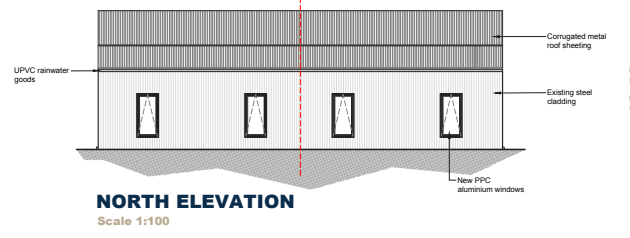
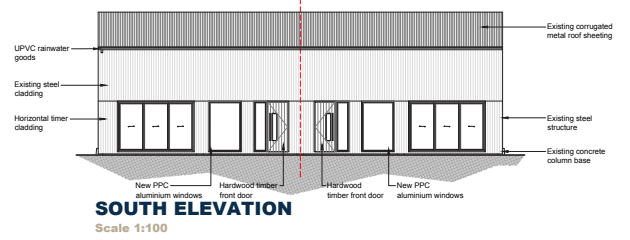
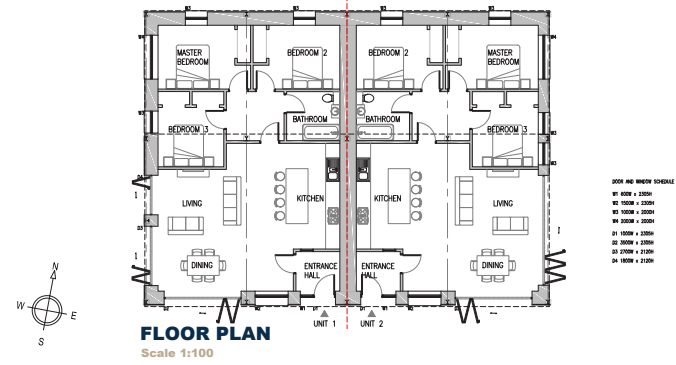
An extensive range of former dairy and livestock buildings enjoying the benefit of prior approval for change of use to five dwellings together with the potential to convert a further substantial stone and brick traditional barn in to two spacious additional dwellings subject to obtaining the appropriate approval.

The site offers prospective purchasers the opportunity to complete a high quality residential development in an outstanding rural location all set within a site of some 5.63 acres. Prior Approval was granted on 14 June 2023 under application numbers 37/23/00016 and 37/23/00017 for the five dwellings.

On 21 March 2019 under application number 37/19/00020 permission was granted for the conversion of the substantial stone and brick barn to two dwellings. This permission has since lapsed. A new application has been made and the result of an ecological survey is awaited.

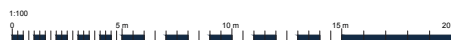






- New gable end wall is non-structural self supporting infill panel wall
- New gable end wall will coincide with position of structural frame
- Building designed around structural frame which is to be retained

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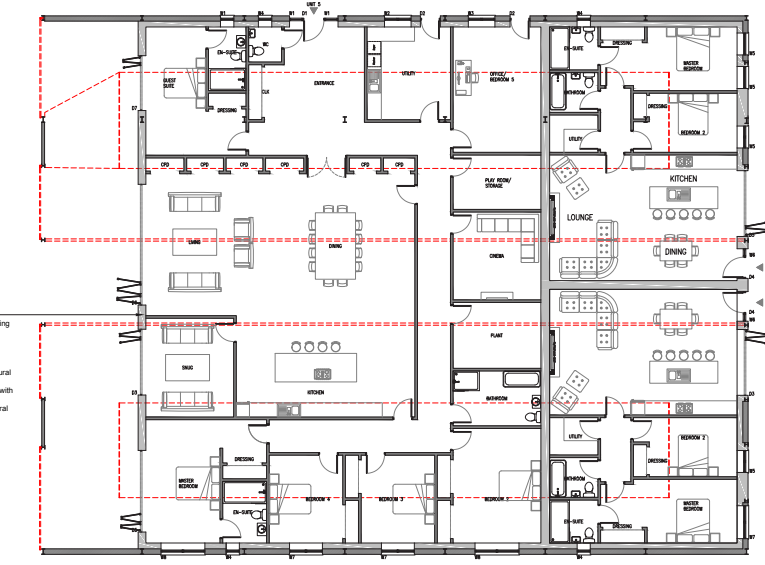


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2	20/03/2023	AS SHOWN 0A1 Nov '21 DL	MB	MB

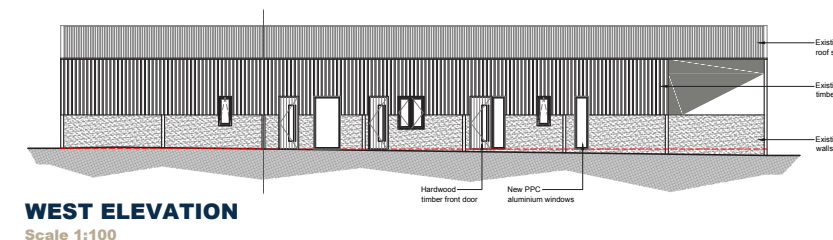
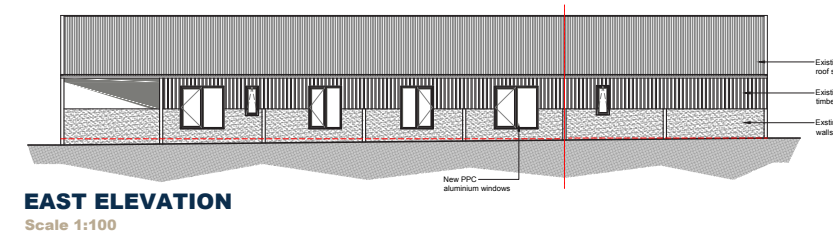
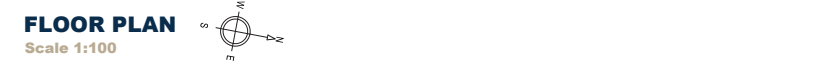
Mr W Milverton  
Lower Clovelly Farm, North Petherton,  
Bridgwater TA6 6PJ  
Dutch Barn  
Proposed Plan and Elevations  
AS SHOWN 0A1 Nov '21 DL MB  
MB/1966/1122 200\_03



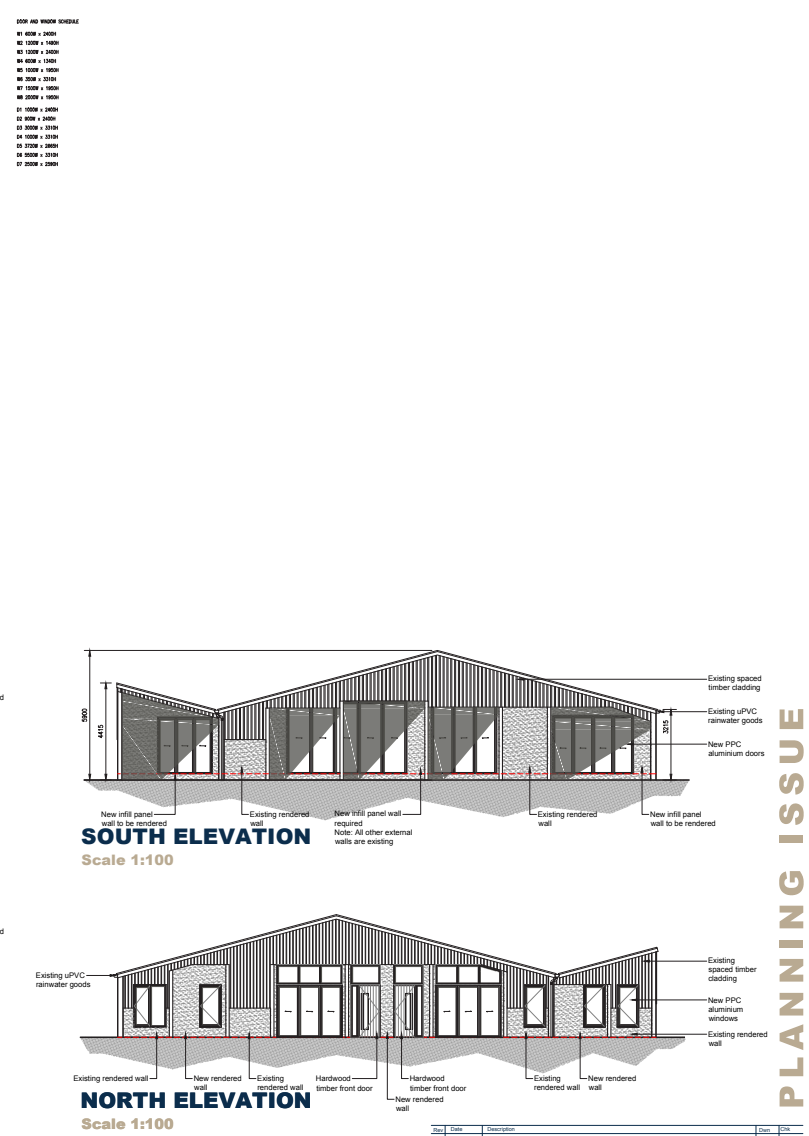
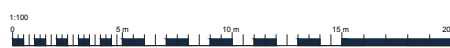
PLANNING ISSUE



- New gable end wall is non-structural self supporting infill panel wall
- New gable end wall will coincide with position of structural frame
- Building designed around structural frame which is to be retained



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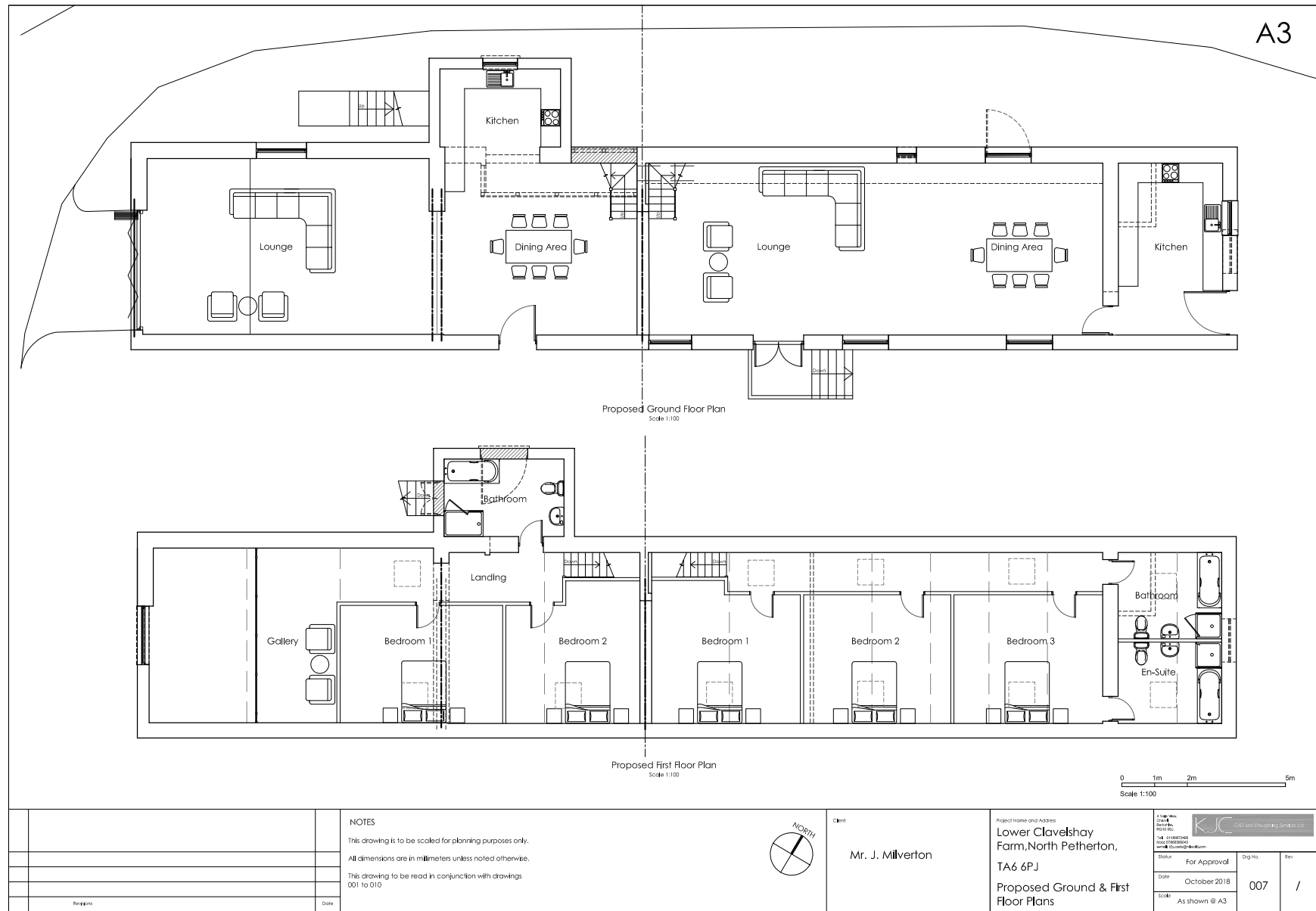
Rev	Date	Description	Drawn	Check
1	19/06/2022	Initial Design	MB	MB
2	20/03/2023	AS SHOWN 0A1 Dec 22 DL	MB	MB

Mr W Milverton  
Lower Clovelly Farm, North Petherton,  
Bridgwater TA6 6PJ  
Cattle Stall Building  
Proposed Plan and Elevations  
AS SHOWN 0A1 Dec 22 DL MB  
MB/1523/1020 200\_103

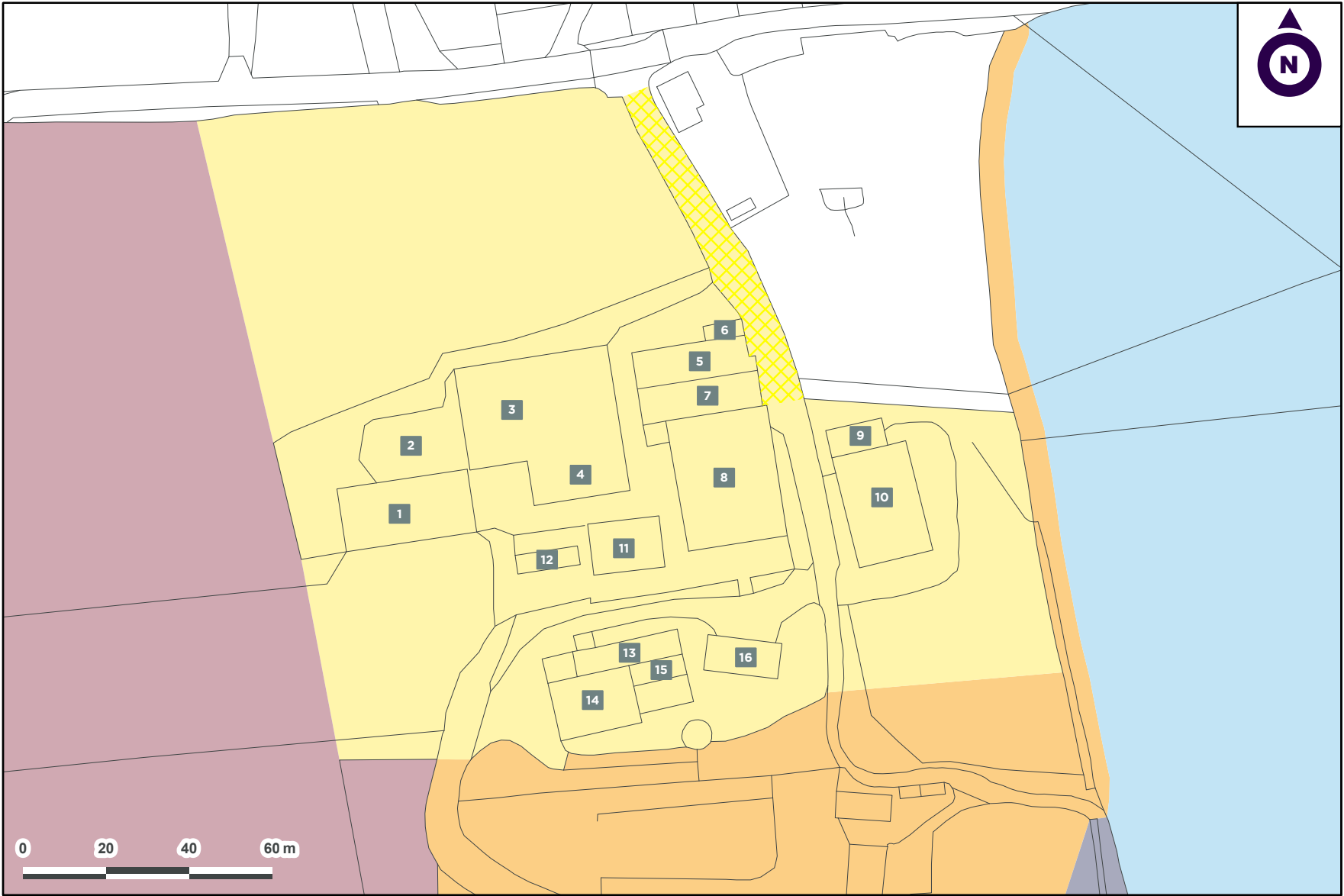


PLANNING ISSUE









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Farm buildings

No.	Building	Description	Measurements (m)
1	Covered silage clamp	Steel frame and fibre cement roof. Concrete and timber clad walls. Concrete floor.	90 x 45
2	Outdoor silage clamp	Earth walls. Concrete floor.	90 x 35
3	Cubicle house and loose housing (to be removed by Vendor)	Steel frame and fibre cement concrete panels and timber clad walls. Concrete floor.	120 x 75
4	Calving shed and feed store	Steel frame and fibre cement concrete panels and timber clad walls. Concrete floor.	75 x 30
5	Parlour - 13/26	Steel frame and fibre cement roof. Clad walls.	65 x 18
6	Dairy	Steel frame and fibre cement roof. Clad walls.	30 x 12
7	Collection yard (to be removed by Vendor)	Steel frame and fibre cement roof. Clad walls.	90 x 35
8	Cubicle house	Steel frame and fibre cement roof. Clad walls.	105 x 75
9	Covered yard	Steel frame and fibre cement. Block and clad walls.	60 x 18
10	Covered yard and fodder store	Steel frame and fibre cement. Block and clad walls.	60 x 75
11	Dutch barn and lean-to	Steel frame and galvanised roof.	60 x 45
12	Covered yard (To be removed by Vendor)	Steel frame and fibre cement. Concrete panelled walls and timber cladding. Concrete floor.	45 x 30
13	Former granary	Stone and brick elevations under a tiled roof.	100 x 18
14	Lean-to yard	Steel frame and pressed steel roof.	55 x 40
15	Lean-to store	Pole and galvanised roof.	40 x 15
16	Implement store	Pole and pressed steel roof. Timber cladding.	55 x 25





**Lot 5**

Land totalling 34.23 acres.

A parcel of versatile arable and pasture land enjoying good road access lying to the east of Lots 1 to 4. The land is currently sown to a productive young grass ley.



**Lot 6**

Land totalling 19.30 acres

A further parcel of productive land enjoying good road access forming an attractive valley and lying to the west of Lots 1 to 4. The land, which is all laid to pasture, would be ideal to support a number of equestrian, livestock, or other uses.



**Lot 7**

Land totalling 63.33 acres

A excellent parcel of good quality arable land all enjoying good road access divided into good sized manageable enclosures.

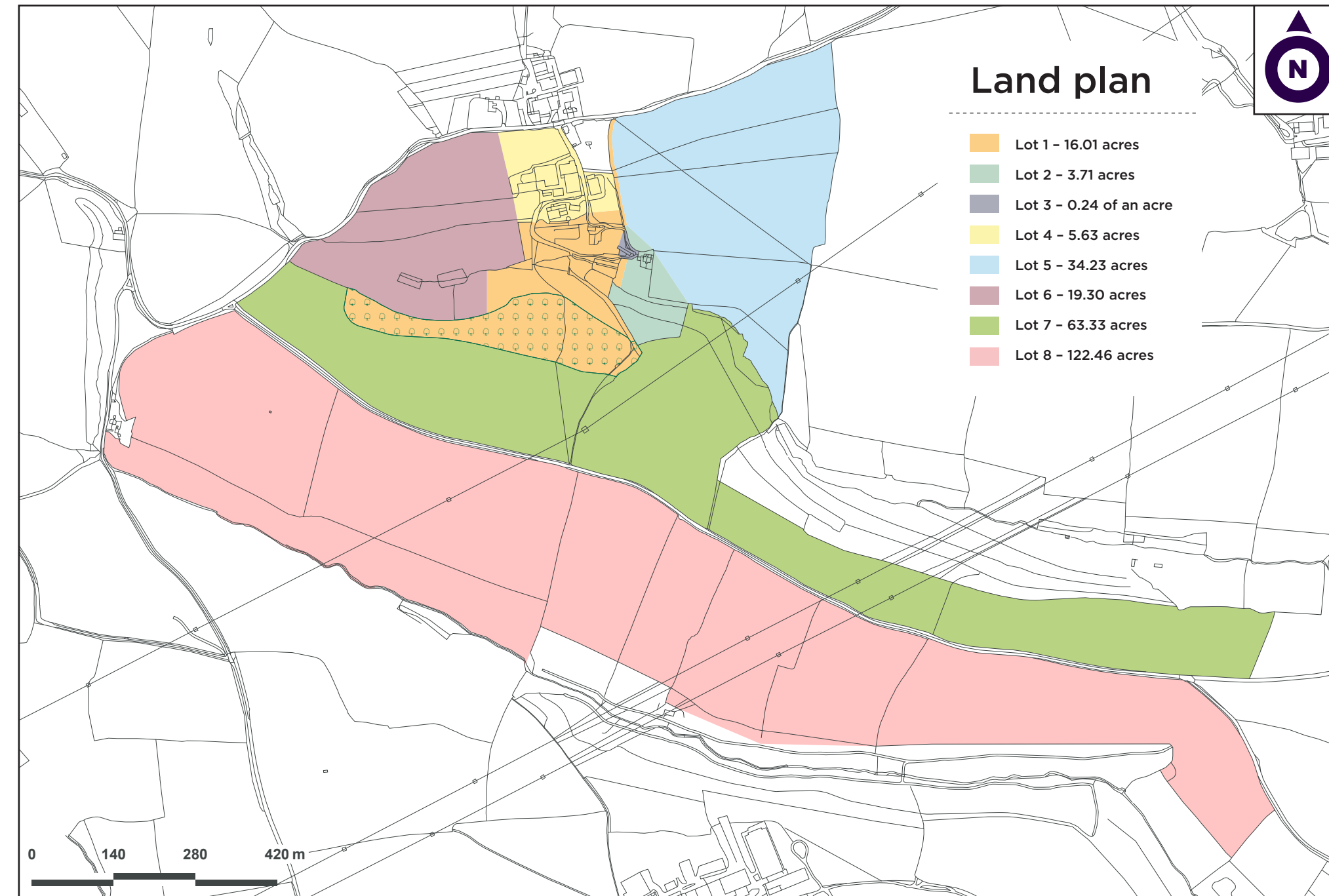


**Lot 8**

Land totalling 122.46 acres

An excellent parcel of arable land with direct access from the adjoining council road. This offers prospective purchasers an opportunity to grow a variety of good quality arable crops.









**Method of Sale**

The farm is offered for sale by private treaty as a whole or in 8 lots.

**Tenure & Posession**

The freehold of the property is offered for sale with vacant possession available upon completion.

**Listing Status**

None of the dwellings are listed.

**Services**

All the dwellings and the majority of the farm buildings are serviced by mains electricity.

The dwellings are serviced by private drainage systems.

In the recent past a new mains water supply has been laid across the farm for the benefit of the farm and a neighbouring property. The farm also enjoys the benefit of a private water supply. The dwellings and the farm buildings are currently still connected to the private water supply.

**Health & Safety**

Potential purchasers are required to take particular care when inspecting the property, recommended to wear supportive footwear for viewings and are advised to be conscious of potentially uneven and slippery ground surfaces.

**Sporting Rights**

All sporting is in hand.

**Rights Of Way**

There is a public footpath crossing Lot 5.

**EPC rating(s)**

Lower Clavelshay Farmhouse D  
34 Lower Clavelshay Farm Cottages E  
35 Lower Clavelshay Farm Cottages F  
Clavelshay Barn TBC

**Council Tax**

Lower Clavelshay Farmhouse F  
34 Lower Clavelshay Farm Cottages C  
35 Lower Clavelshay Farm Cottages C

**VAT**

Value Added Tax is payable on the purchase price of the non-residential assets. Further details are available from the agents.

**Local Authority**

Somerset County Council  
[www.somerset.gov.uk](http://www.somerset.gov.uk)

**Viewings**

By prior appointment with the vendors' agents, Carter Jonas: 01823 428 590.

**What3Words**

[Organ.airtime.sprains](https://www.what3words.com/organ.airtime.sprains)





## Taunton

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07920 418287 | [jack.mitchell@carterjonas.co.uk](mailto:jack.mitchell@carterjonas.co.uk)

Quad 4000, Blackbrook Park Avenue, Taunton, Somerset TA1 2PX

## National Rural Agency

07880 084633 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)

18 Davies Street, Mayfair W1K 3DS

## Important information

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