



*Branchflower Farm*

NORTH PETHERTON, SOMERSET

**Carter Jonas**



**BRANCHFLOWER FARM  
NORTH PETHERTON  
SOMERSET  
TA6 6NW**

**A detached farmhouse with annexe for modernisation together with a range of farm buildings with permission for conversion to three dwellings. Set within over 9 acres. For sale as a whole or in up to three separate lots.**

- Lot 1:** five bedroom farmhouse, annexe and about 4 acres.
  - Lot 2:** former dairy and adjoining buildings with permission for conversion within 2.77 acres.
  - Lot 3:** stone barn with consent for conversion together with former implement shed with permission for conversion within 2.20 acres.
- Further adjoining land possibly available.



**LOCATION**  
Branchflower Farm is conveniently situated a short distance to the south of the rural centre of North Petherton which offers a wide range of day-to-day facilities including a range of shops, a primary school, and church. A wider range of shopping, scholastic and recreational facilities are available in the Somerset County Town of Taunton (about 7 miles to the south) which also offers fast trains to London Paddington. Access is available to the M5 motorway at Junction 24 (about 2 1/2 miles to the north).



FARMHOUSE

Lot 1: Branchflower Farmhouse, Annexe and Paddock

Constructed of stone elevations under a tiled roof, Branchflower Farmhouse offers accommodation over two storeys, comprising entrance porch into the entrance hall with dining room (with open fireplace and door to the hall/annexe) and sitting room off (with gas fire), breakfast room with inglenook fireplace complete with gas fired Aga and bread oven, kitchen (with steps down to the garage, veranda/garden room etc.), shower room and WC, lobby and office. On the first floor there are four double bedrooms (two with fireplaces) together with a single bedroom and family bathroom, all serviced by a central landing area.

Adjoining the northern end of the farmhouse is the annexe which could easily be incorporated to provide additional accommodation, but currently offers an open plan sitting and dining room, kitchen, lean-to veranda/conservatory, bathroom, and double bedroom with airing cupboard/walk-in-wardrobe.

Adjoining the southern end of the farmhouse is the garage and, with access via the double gates to the farmyard, former loose boxes, workshop and store.

Outside, to the east of the farmhouse, is a lawned garden area with adjoining small orchard including pear, plum and fig trees which leads through to the adjoining pasture paddocks. In all the proposed area of Lot 1 extends to 4.12 acres.



FLOOR PLAN

BRANCHFLOWER FARM  
NORTH PETHERTON  
SOMERSET  
TA6 6NW

Approximate gross internal area:

Farmhouse  
3091 sq ft (287.1 sq m)

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





BUILDINGS

Lot 2: Former dairy and adjoining buildings with permission for conversion within 2.77 acres.

Permission was granted for the conversion of this building by Sedgemoor District Council in October 2021 (application reference 37/21/00107) to provide a four bedroom dwelling with a gross internal floor area of 138sqm as shown on the plans below. Lot 2 is offered together with part of the adjoining yard and part of the paddock to the east and extends in all to 2.77 acres.

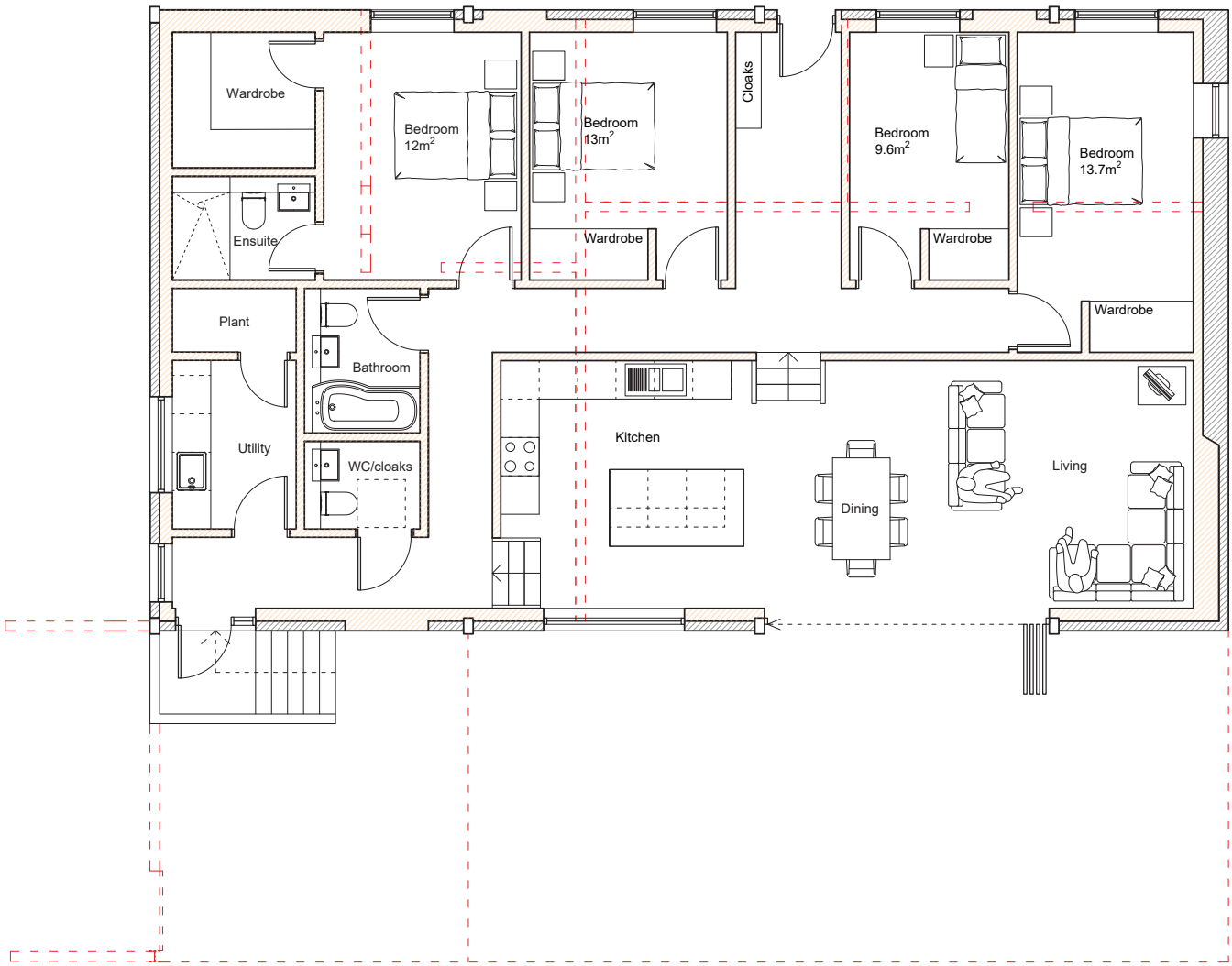


LOT 2  
PROPOSED  
FLOOR PLAN

LOT 2  
BRANCHFLOWER FARM  
NORTH PETHERTON  
SOMERSET  
TA6 6NW

Approximate gross internal area:  
138 sq m

For illustrative purposes only - not to scale.  
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**Lot 3: Stone barn with consent for conversion together with the neighbouring implement store with permission for conversion, adjoining yard area and paddock. In all, 2.20 acres.**

Permission was granted for the conversion of the stone barn by Sedgemoor District Council in January 2022 (application reference 37/21/00151) to provide a two bedroom dwelling with a gross internal floor area of 93.7sqm as shown on the plans below. In addition, permission was granted for the conversion of the

implement store by Sedgemoor District Council in October 2021 (application reference 37/21/00104) to provide a two bedroom dwelling with a gross internal floor area of 56.8sqm as shown on the plans below.

Lot 3 is offered together with part of the adjoining yard and paddock to the east and extends in all to 2.20 acres.



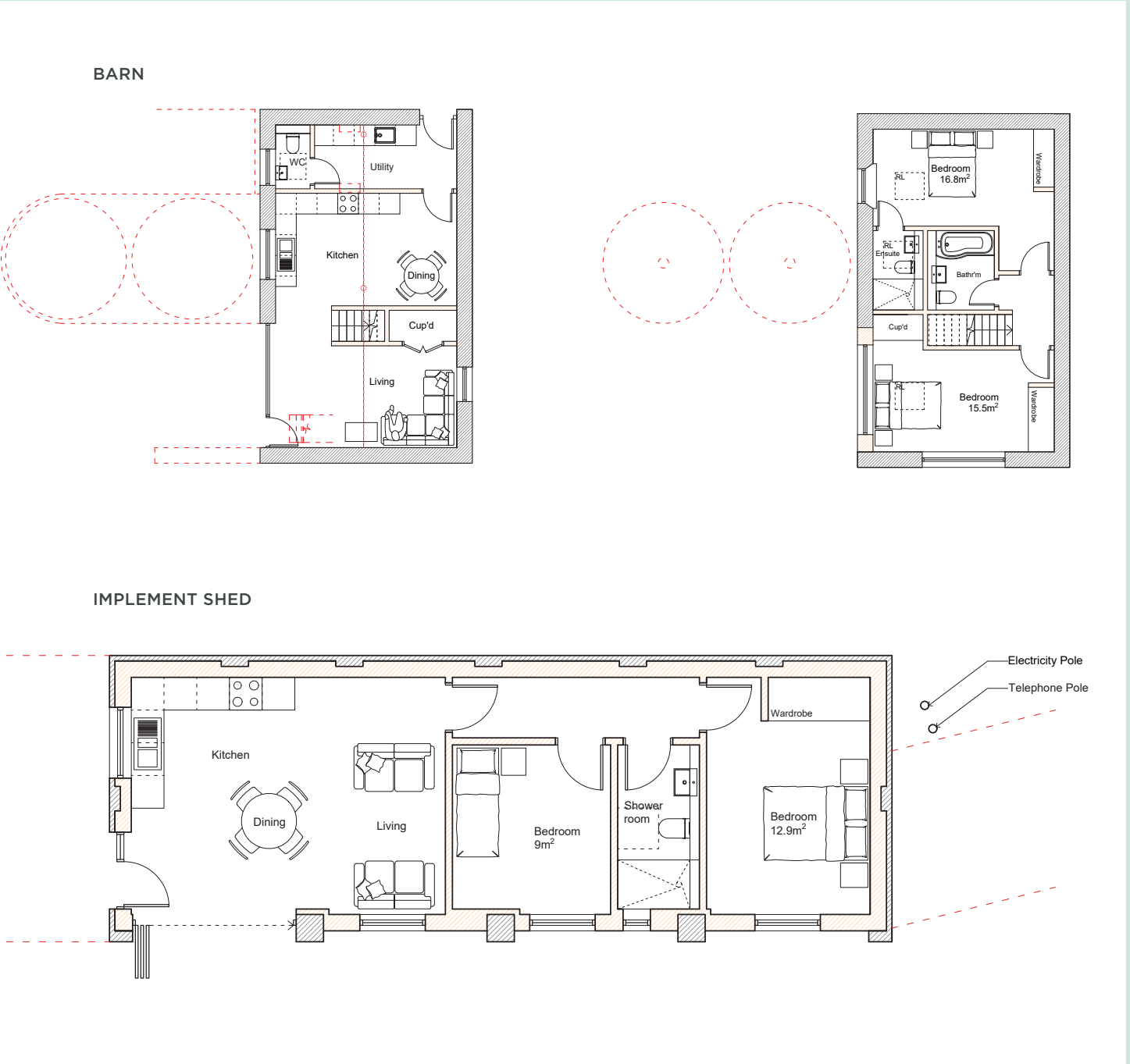
# LOT 3 PROPOSED FLOOR PLAN

LOT 3  
BRANCHFLOWER FARM  
NORTH PETHERTON  
SOMERSET  
TA6 6NW

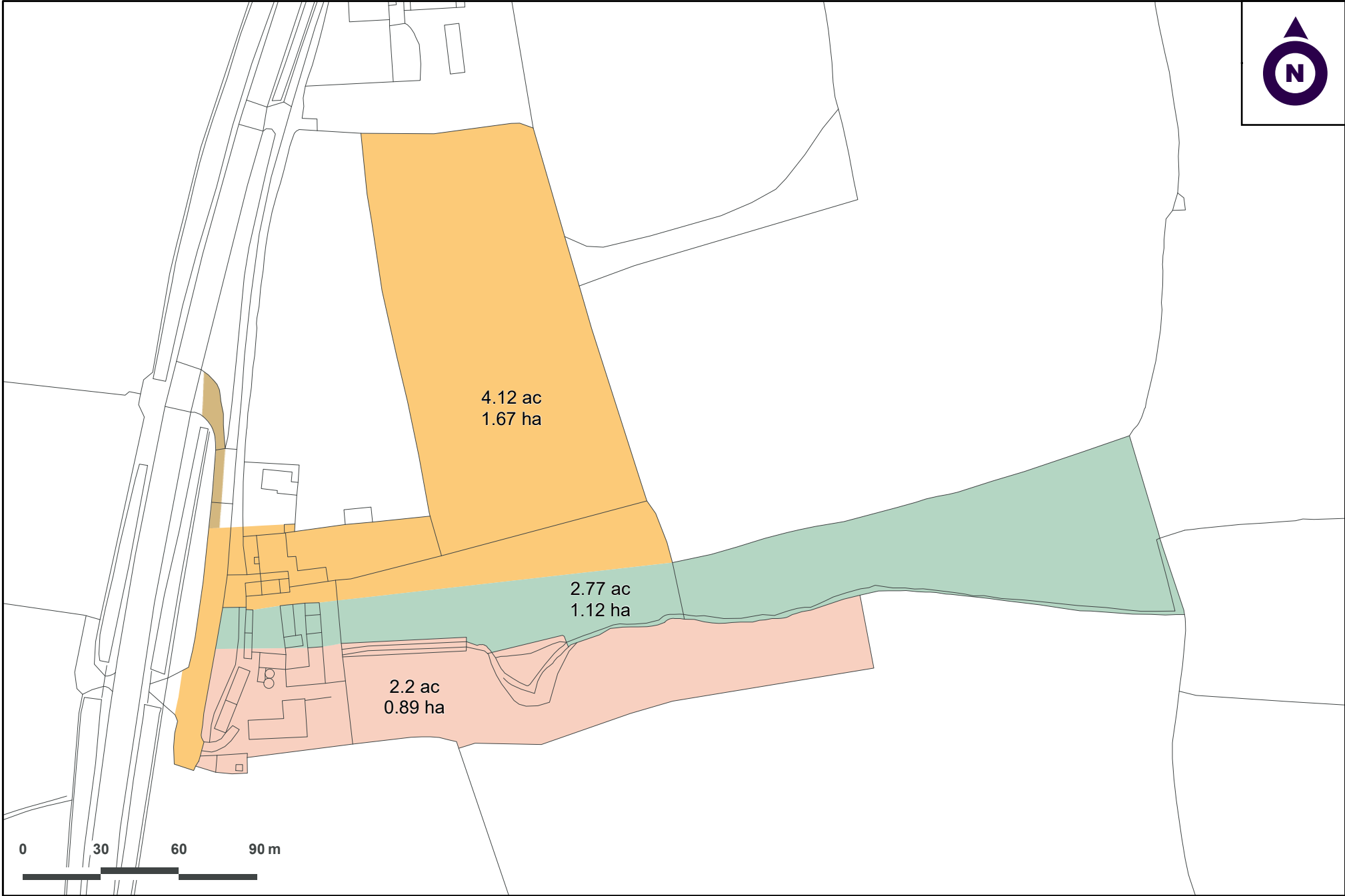
**Approximate gross internal area:**  
Barn: 93.7 sq m

Implement Shed: 56.8 sq m

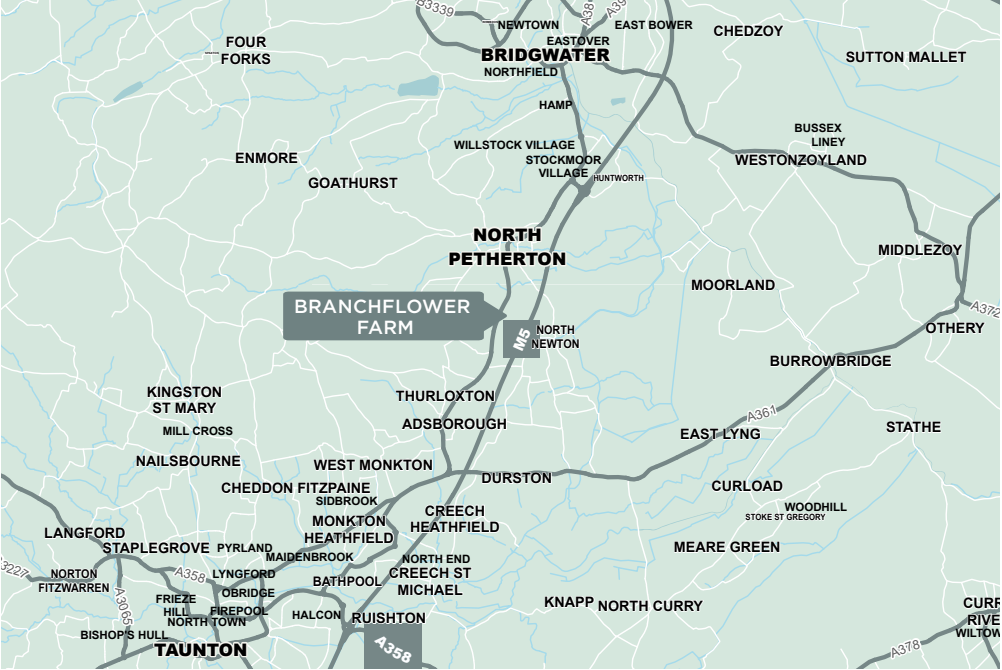
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TENURE & POSSESSION

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

METHOD OF SALE

The property is offered for sale by private treaty.

The guide prices for the Lots are:

Lot 1: £575,000

Lot 2: £250,000

Lot 3: £325,000

COUNCIL TAX

Branchflower Farm: Band F

Annexe at Branchflower Farm: Band A

PLANNING

Permission was granted by Sedgemoor District Council for the conversion of the buildings to dwellings under application reference 37/21/00107 in respect of Lot 2 and application reference 37/21/00151 and 37/21/00104 in respect of Lot 3.

EASEMENTS

Depending on whether the site is sold as a whole, in lots, or a combination thereof, the relevant easements will be granted for access and services as required.

SERVICES

The farmhouse is serviced by mains electricity, with water pumped from a well, and a private drainage system. Potential purchasers should assume that a new sewage treatment plant will need to be installed to service the farmhouse. The farmhouse has gas fired central heating which also services the annexe.

The farm buildings are currently serviced by a single mains electricity supply and a spring fed water supply. The successful purchaser(s) will need to install separate supplies to service the proposed dwellings. The vendors intend to make a new mains water supply available to service the development and the farmhouse. Further details are available from the agents. Mains gas is available in the road.

HEALTH & SAFETY

The site currently comprises a working farmstead. Potential purchasers are therefore required to take particular care when inspecting the property, bearing in mind especially the risk of sudden movements from machinery, vehicles

and livestock which may be present and operating at the time of inspection, especially in and around the farm buildings. Potential purchasers are requested to wear supportive footwear for viewings, and are advised to be conscious of potentially uneven and slippery ground surfaces.

OVERAGE

Lots 2 and 3 will be sold subject to an overage provision. Should permission be granted for additional development, the vendors will be entitled to 25% of the uplift in value for a period of 25 years from completion of the sale.

EPC RATINGS

Branchflower Farmhouse: D

Branchflower Annexe: D

LOCAL AUTHORITIES

Sedgemoor District Council

[www.sedgemoor.co.uk](http://www.sedgemoor.co.uk)

VIEWINGS

Viewings are strictly by appointment only.

DIRECTIONS

Heading towards North Petherton on the A38, the property will be found on the right hand side a short distance after the left turning signed Shearston.



///Possible.mentioned.cautious





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## IMPORTANT INFORMATION

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