



Higher Bye Farm

| Watchet, Somerset

| **Carter Jonas**

Higher Bye Farm Watchet Somerset TA23 0JT

**A well situated dairy farm
with a detached bungalow
and a range of farm buildings.**

Higher Bye Farm comprises a West Somerset dairy farm serviced by a detached three bedroom bungalow, a range of buildings, one of which has consent for conversion to a dwelling, together with adjoining free-draining pasture and arable land.

In all extending to about 57.67 acres.

For sale as a whole or in two separate lots.



Situation

Higher Bye Farm is situated in a particularly attractive part of West Somerset with easy access to the coast to the north, the Quantock Hills to the east, and Exmoor National Park to the south. The area is well serviced by good road connections with the A39 from Bridgwater to Minehead in close proximity, which also provides access to the A358 to Taunton. Watchet and Williton offer a good range of day to day services whilst Minehead and Taunton offer a wider range of shopping facilities.

Lot 1 – Higher Bye Bungalow And Paddock

Higher Bye Bungalow comprises a south facing detached property set within its own grounds, in an elevated position enjoying fine southerly views, set back from the entrance drive. The accommodation comprises:

- Kitchen with adjoining breakfast room
- Sitting room
- Hallway
- Three double bedrooms
- Bathroom
- Cloakroom
- Shower room
- Utility room
- Boot room

To the side of the house, there is a garage block which was originally designed as an annexe. This building offers accommodation of office, cloakroom, utility/kitchen and garage space.

To the rear of the bungalow is an attractive pasture enclosure extending to 3.88 acres. In all, Lot 1 extends to 4.31 acres.





Lot 2 - Higher Bye Farm Buildings And Land

The Farm Buildings

Located a short distance from the bungalow is a good range of dairy and livestock buildings more specifically comprising:

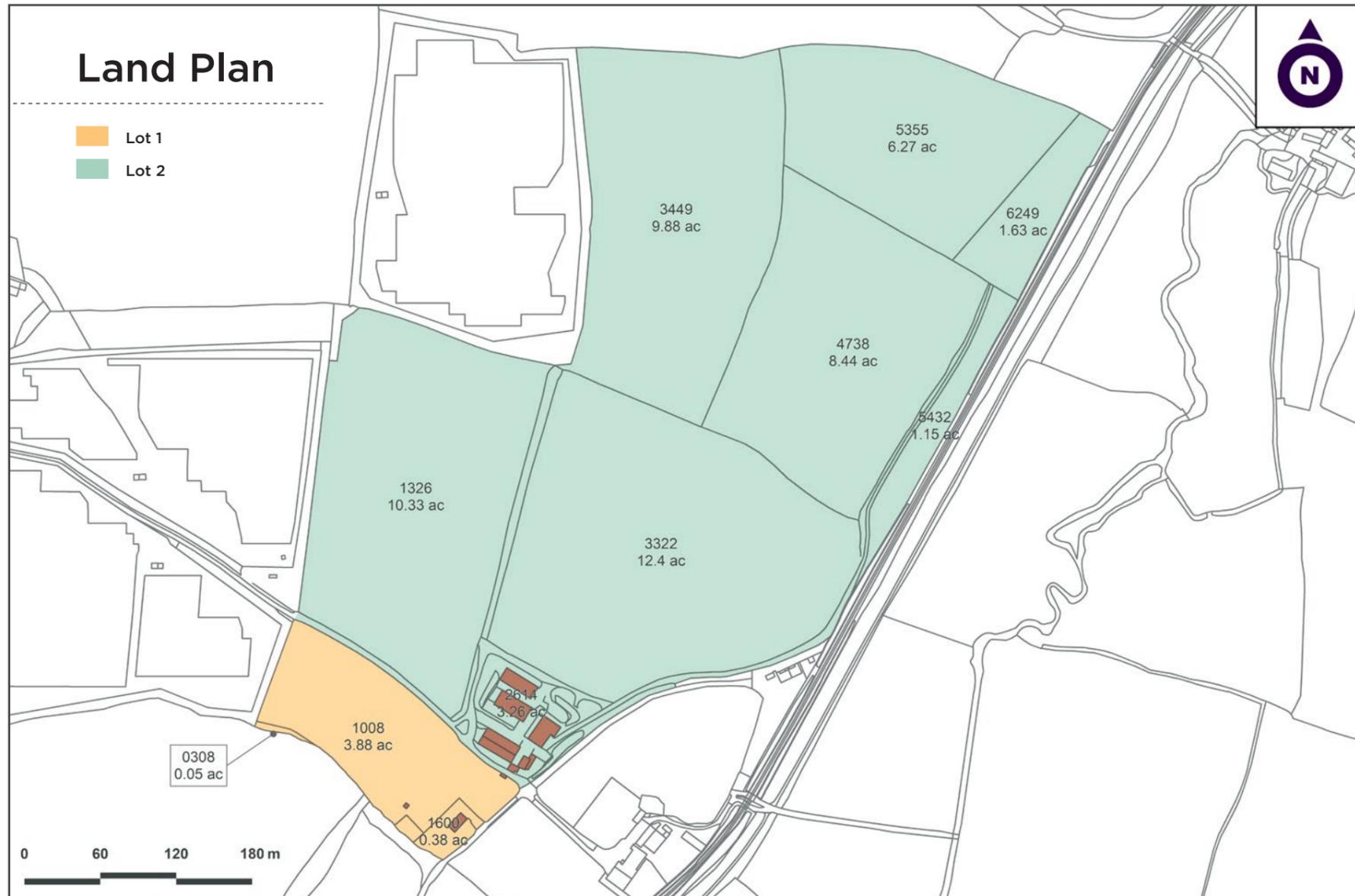
- Dairy and 7:14 parlour.
- Covered yard (96' x 24') with lean-to
- (96' x 20').
- Covered yard (72' x 45') with lean-to.
- Cubicle house for 88.
- Six bay mono-pitch store (95' x 30').

The buildings are set within a good concrete yard area with the benefit of two 400T silage clamps, outdoor feed areas and a slurry lagoon.

Consent was granted by Somerset West and Taunton Council (West Somerset) for the conversion of the dairy and parlour to a two-storey three bedroom dwelling in 2021 under application reference ABD/26/21/001.

Land Plan

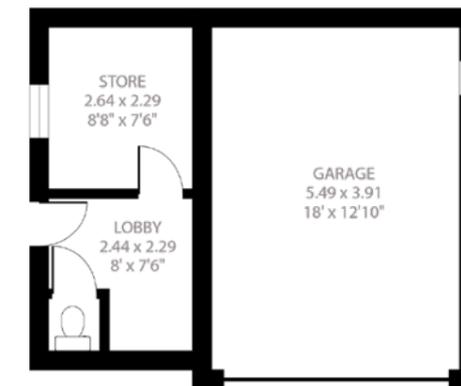
- Lot 1
- Lot 2



Floor Plan

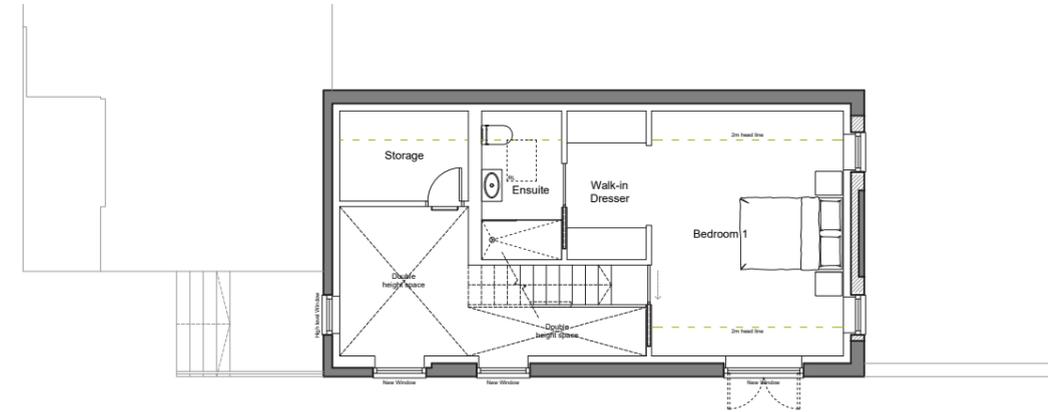
Higher Bye Farm
Watchet
Somerset

Higher Bye Bungalow:
1,483 sq ft (137.8 sq m)



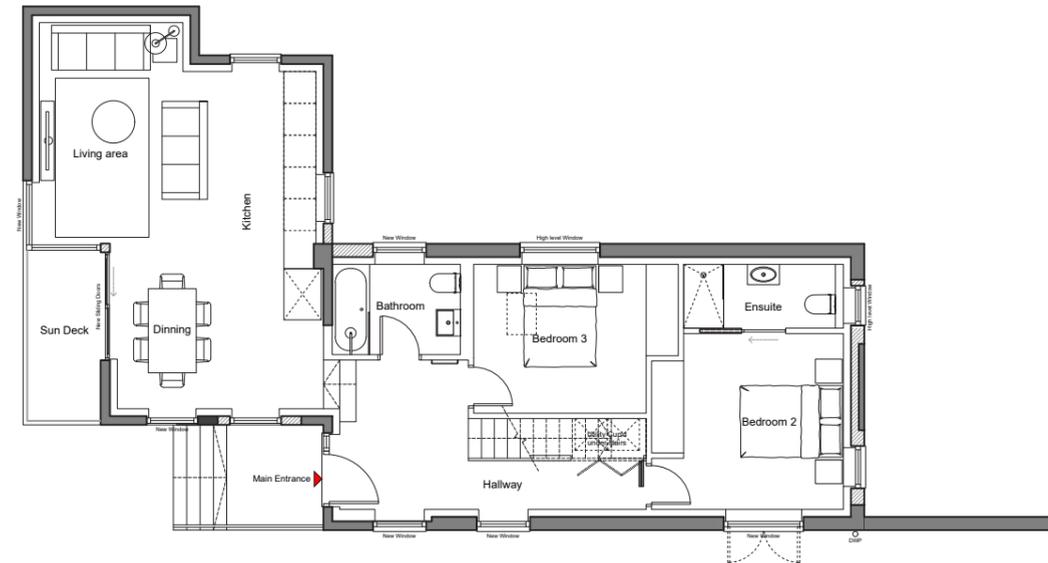
For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Proposed Floor Plan



Proposed First Floor Plan

Scale 1:100



Proposed Ground Floor Plan

Scale 1:100

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



Proposed Site Plan



The Land

The land comprises free draining, level and gently sloping arable and pasture land which is divided between seven principal enclosures. In all, Lot 2 extends to 53.36 acres.

Method of Sale

The property is offered for sale by private treaty as a whole or in two separate lots.

Tenure and Possession

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

Uplift Clause

The farm buildings are sold subject to an uplift clause. Should permission be granted for additional residential or non-agricultural/non-equestrian commercial uses, the vendor will be entitled to 25% of the uplift in value for a period of 25 years from completion.

Services

Water - there is a mains and borehole water supply to the property.

Electricity - there is a mains electricity supply to the property.

Drainage - there is a private drainage system.

Access

The property is accessed via the driveway to the south which is shared with two neighbouring properties. The vendor contributes 50% towards to the upkeep of the driveway. Access will be reserved for the benefit of the solar farm adjoining the property.

Viewings

Viewings are strictly by appointment with the vendor's agent, Carter Jonas 01823 428590.

Directions

Following the A39 from Williton towards Minehead, continue to the village of Washford. Turn right signed Willow Grove (shortly before the left turning signed Washford). Continue on this road and take the second turning on the right where the entrance to Higher Bye Farm will be found. The property is the first on the left. Access is also available for articulated lorries from the Watchet to Blue Anchor Road to the north.



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