



The Old House

Catcott, Somerset

Carter Jonas

**The Old House
Old School Lane
Catcott
Bridgwater
Somerset
TA7 9HD**

A substantial dwelling for renovation and a barn for conversion.

The Old House comprises a grade II listed detached dwelling of nearly 4,000sqft for renovation together with a stone barn with planning permission for conversion to provide a further two/three-bedroom dwelling.

In all extending to over half an acre.

For sale by private treaty as a whole.

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Location

The property is situated in the Polden Hills village of Catcott, which offers a primary school, church and two public houses. The nearby town of Street (about 6 miles to the east) offers a wider range of facilities including Clarks Village, Millfield School, and supermarkets. Bridgwater is about 8 miles to the west, whilst the Somerset County Town of Taunton is about 20 miles to the south.



The Property

The Old House offers substantial period accommodation with a range of character features extending to nearly 4,000sqft now in need of renovation.

The accommodation comprises, on the ground floor, rear entrance hall with tiled floor, kitchen with flagstone floor, Aga, chamfered ceiling beams, and door to

garden. Dining room with flagstone floor, feature fireplace with log burning stove, chamfered ceiling beams, central front porch/front door to garden, and oak staircase leading to the first floor. Large sitting room with bay window, fireplace, and double external doors. At the rear of the house is a bathroom and utility room with a rear corridor and secondary stairs

to the first floor. On the first floor, there is a principal bedroom with adjoining dressing room, together with a further four bedrooms. In addition, either with access via the secondary staircase, or from the main landing, is a further bedroom, bathroom, and secondary kitchen, previously used to provide a flat.



Outside

A short distance from the house is a dilapidated stone and tile barn which has planning permission for conversion to a two/three-bedroom dwelling. As part of this consent, permission has been granted for the creation of a new access from Old School Lane, together with the construction of two no. detached double garages and parking areas to service the proposed barn conversion and The Old House respectively.

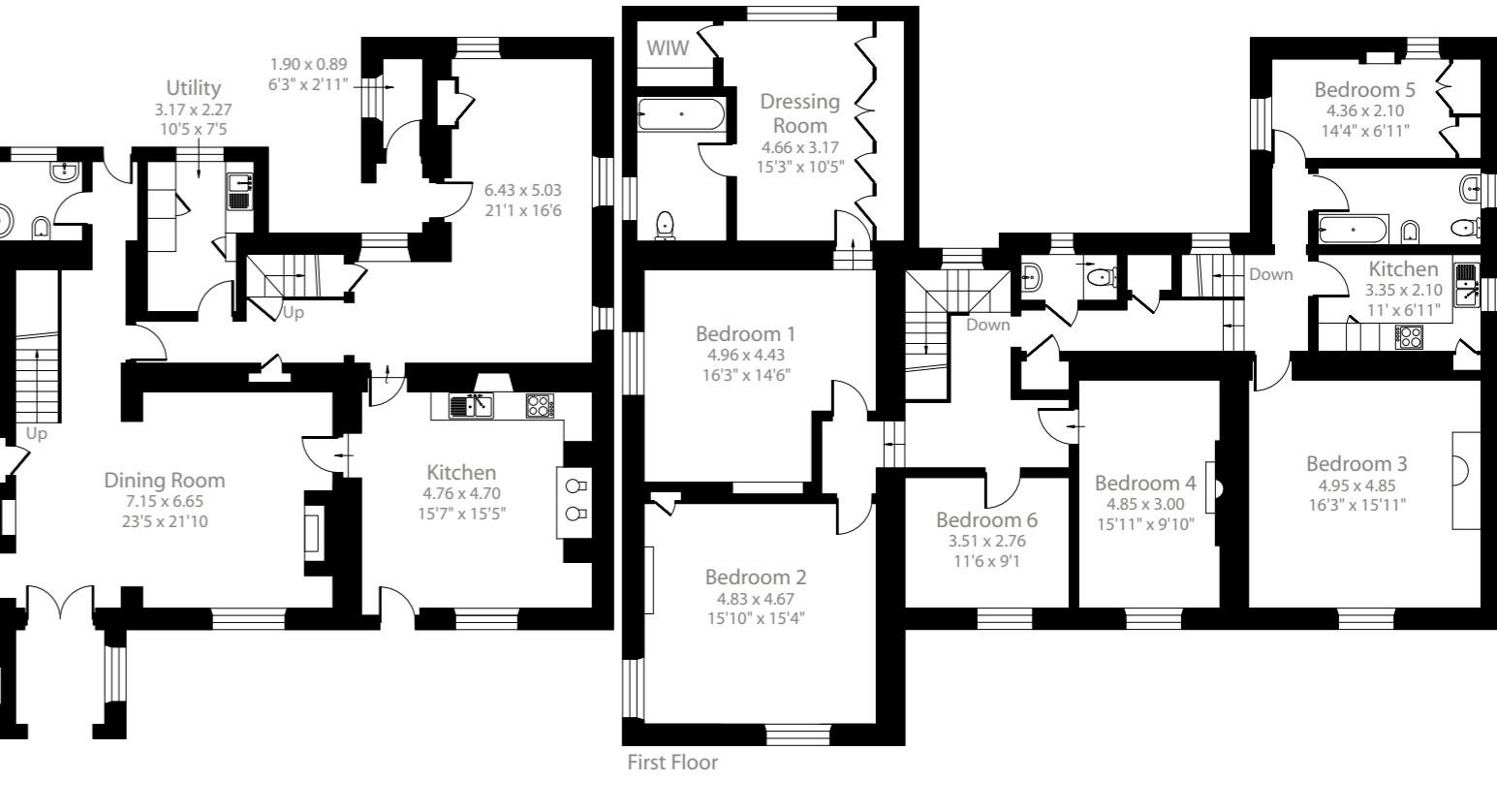
The property is set within a walled garden and grounds totalling 0.57 of an acre, which offer potential for significant improvement.



Floor plan

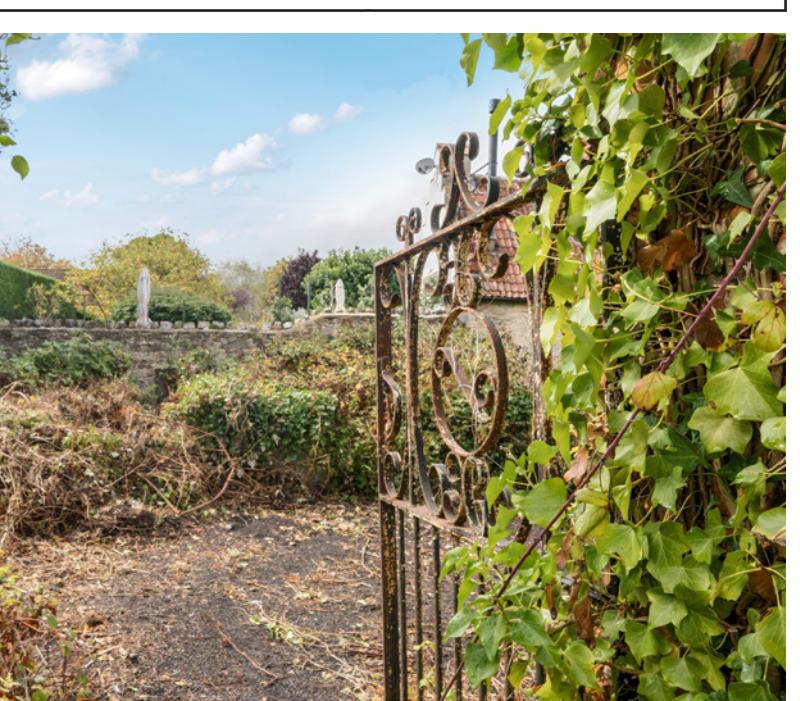
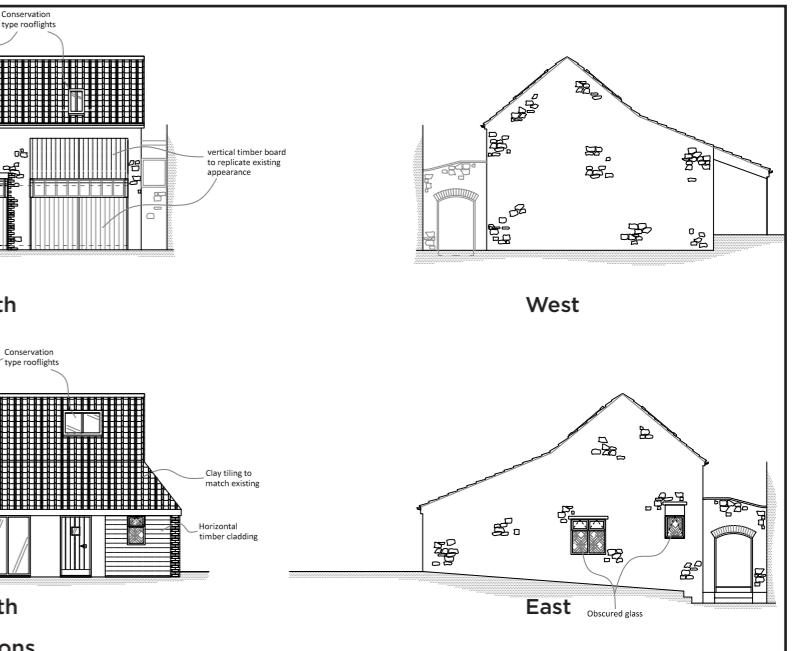
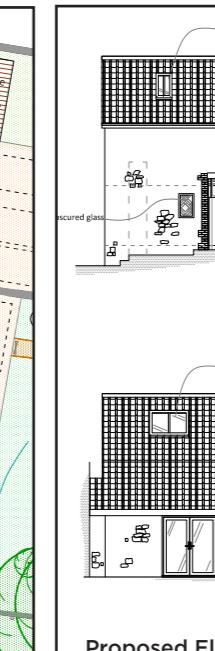
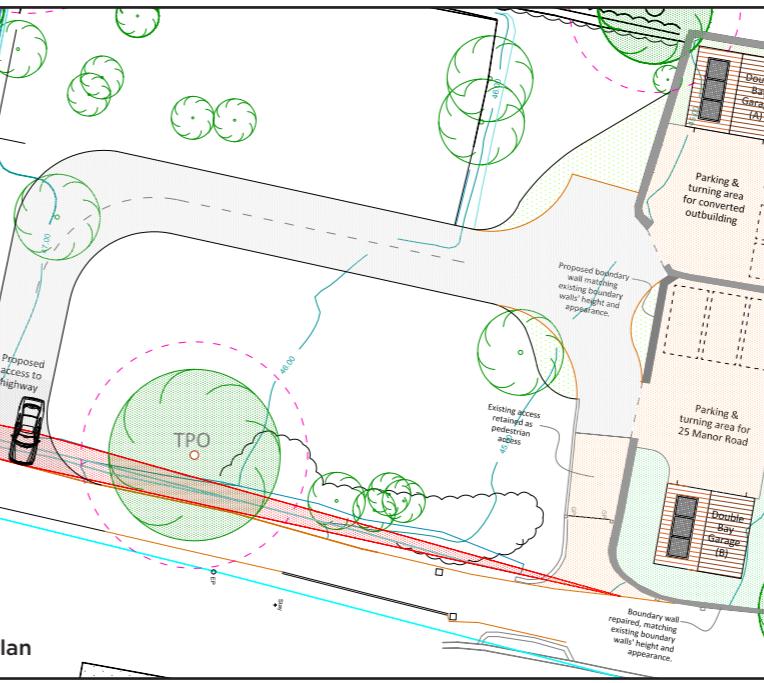
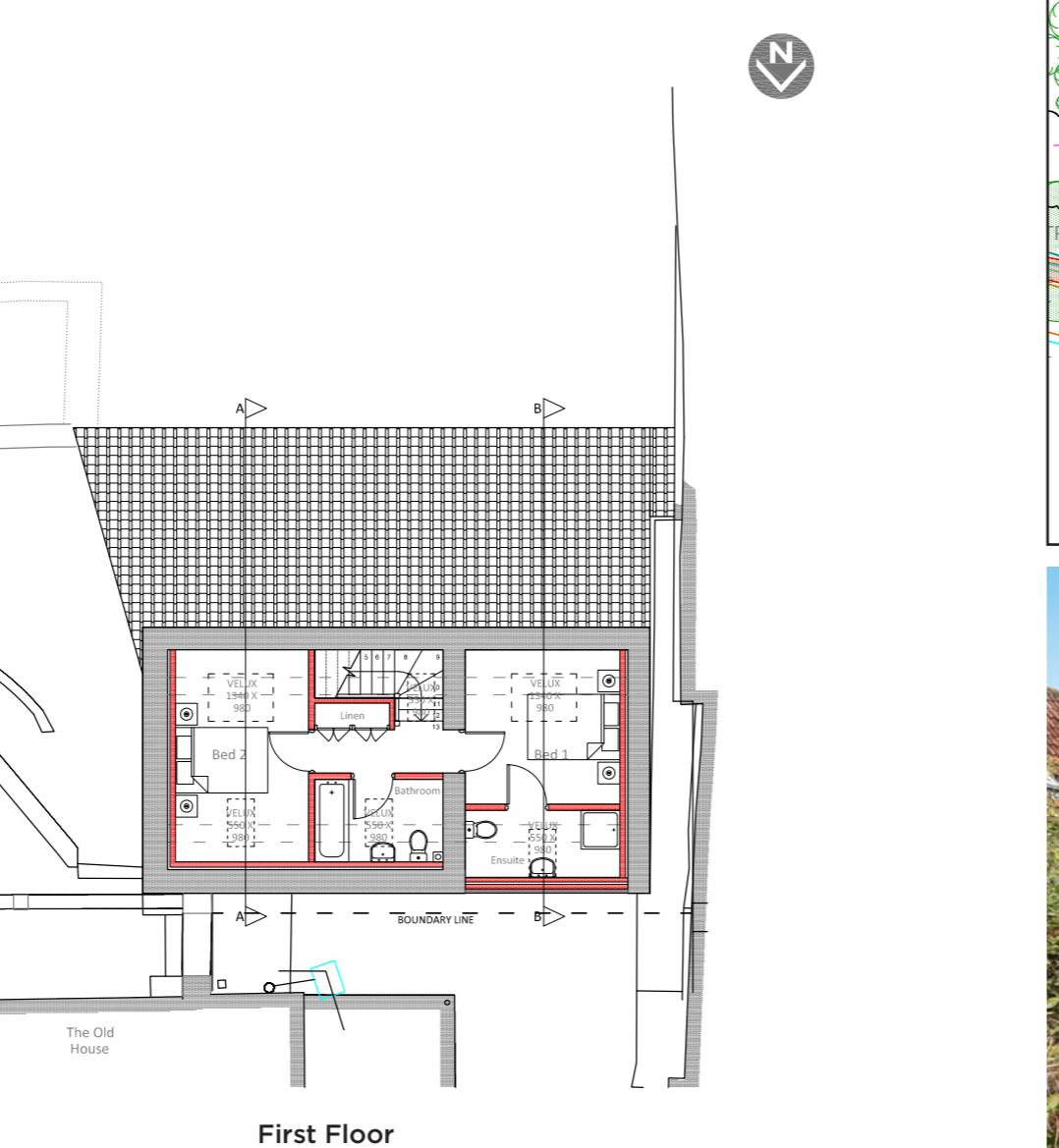
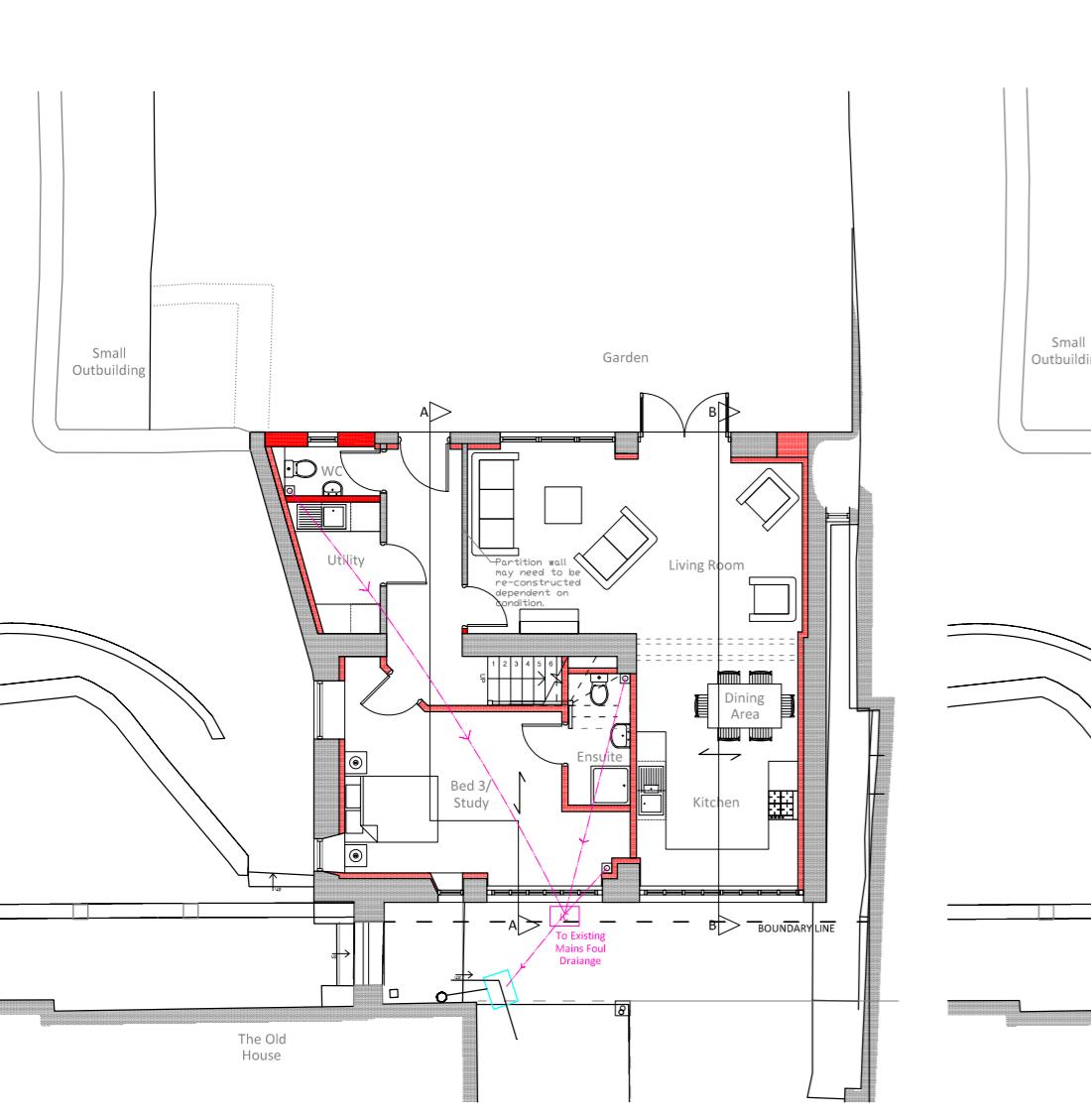
The Old House

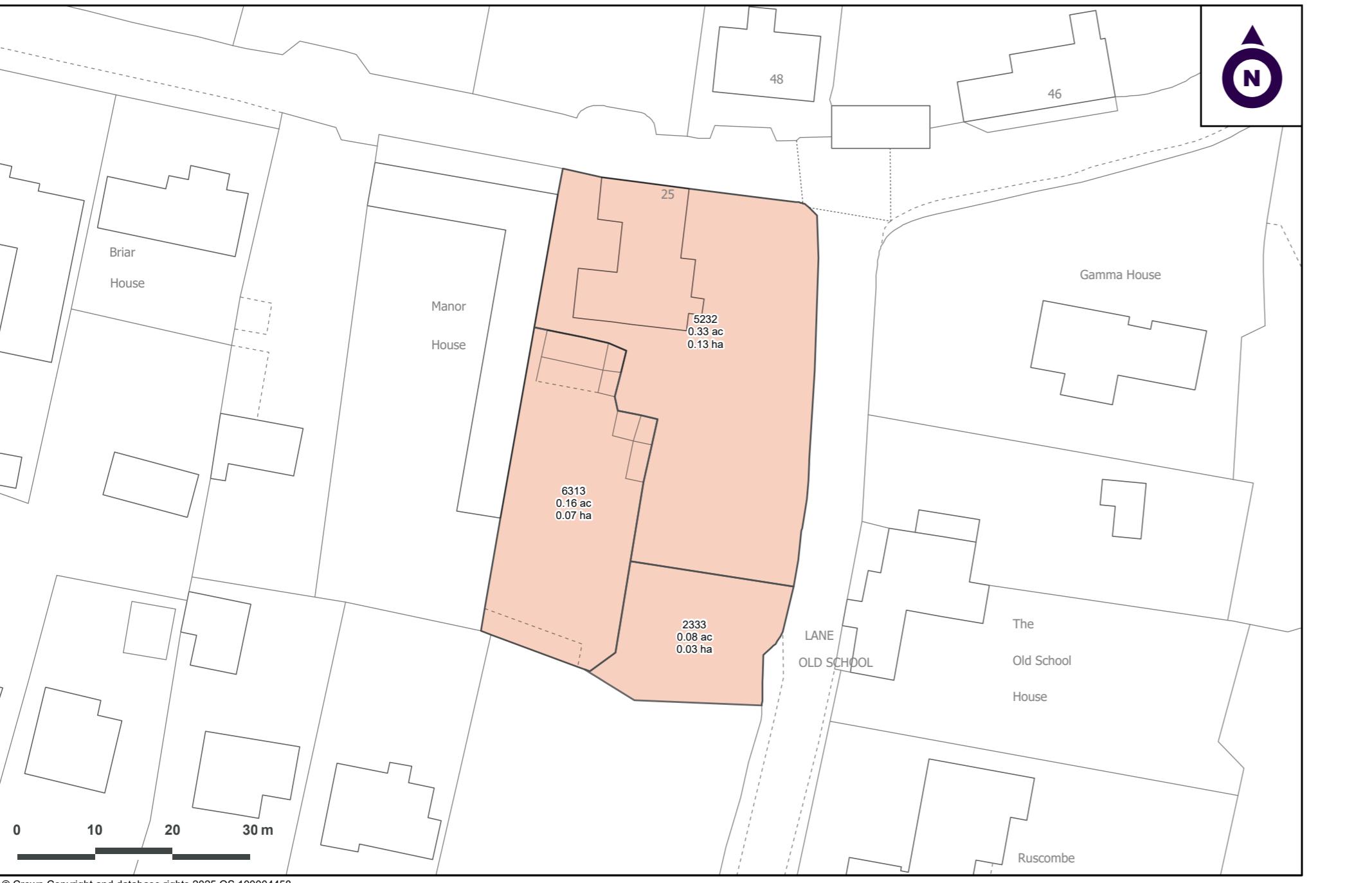
Approximate Area: 3922 sq ft / 364.3 sq m
Outbuildings: 81 sq ft / 7.5 sq m
Total: 4003 sq ft / 371.8 sq m



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

Proposed Floorplan: The Barn





Method of Sale

The property is offered for sale by private treaty with offers in excess of £400,000 invited. There is a further parcel of land to the south which has outline planning permission for the erection of up to four detached dwellings. This is available by separate negotiation with a guide price of £400,000.

Tenure & Possession

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

Planning

Planning permission was granted in March 2023 for the conversion of the barn to a dwelling and the erection of two detached garages with new access off Old School Lane under application reference 14/22/00015.

Listing Status

The property is grade II listed.

Services

The property is serviced by mains water, electricity, and drainage.

Wayleaves Easements & Rights of Way

The site will be sold with the benefit of access rights through the site to the south and subject to relevant rights for access and services associated with this. Further details are available from the agents.

Health & Safety

Potential purchasers should take particular care when inspecting the property, being mindful of potentially uneven and slippery ground surfaces, as well as brambles and other plants which may be present, but potentially overgrown at the time of inspection.

EPC Ratings

The property has a current EPC rating of F.

Local Authority

Somerset Council
www.somerset.gov.uk

Viewings

Viewings are by appointment with the vendor's agents, on 01823 428590.

Directions

The site can be accessed from Manor Road, in the village of Catcott, just before the turning onto Old School Lane.

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