



East Farm

| Lympsham, Somerset

Carter Jonas

**East Farm
Eastertown
Lympsham
Weston-super-Mare
Somerset
BS24 0HW**

A farmhouse and adjoining cottage for modernisation together with a stone barn for conversion to a dwelling and up to 33 acres.

East Farm offers a detached grade II listed farmhouse and adjoining cottage for modernisation set within 2.80 acres, a small range of principally traditional buildings with a stone barn for conversion to a dwelling, set within 2.93 acres, and three further land lots.

In all extending to 33.70 acres.

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

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Location

East Farm is located a short distance from the south of the village of Lympsham, close to Weston-super-Mare and Burnham-on-Sea. Lympsham offers a church, primary school, village hall, and Post Office, as well as tennis courts and a cricket pitch with the Lympsham Pavilion now a popular village social venue. A wider range of services are available in Weston-super-Mare and Burnham-on-Sea. There is easy access to the M5 motorway at Junction 22, with railway links at Weston-super-Mare, and Highbridge.

Lot 1: East Farmhouse, East Farm Cottage, Caravan Site, Orchards, and Paddocks. In all, 2.80 acres.

East Farmhouse comprises a brick and tile farmhouse offering accommodation comprising, on the ground floor, of boot room/utility room with WC off. Kitchen with stairs to first floor. Sitting room with open fireplace. Dining room with wood burning stove. Connecting door to cottage. On the

first floor there are three double bedrooms together with a family bathroom, serviced by a spacious landing with a door through to the adjoining cottage.

East Farm Cottage adjoins the farmhouse to the west and offers accommodation comprising, on the ground floor, large entrance hall with flagstone floor, doors

to kitchen, East Farmhouse, sitting room, and front garden. Kitchen with dining room opposite. Sitting room with log burning stove. External log store. On the first floor there are two double bedrooms and a family bathroom with landing with inter-connecting door to the farmhouse.

Outside, at the front of the farmhouse and cottage is a lawned and partially walled garden with several mature trees including a very attractive oak and a bay tree. To the rear of the farmhouse is a stone and tile store with an adjoining timber and galvanise store and there is a large driveway providing ample parking.



Floor plan

East Farm House

Approximate Area:

3945 sq ft / 366.5 sq m

Outbuildings: 395 sq ft / 36.6 sq m

Total: 4340 sq ft / 403.1 sq m



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

The Land - Lot 1

Situated within the traditional orchard/paddock to the west of the farmhouse is a small caravan site which is a Certificated Location (CL) site with the Caravan and Motorhome Club for up to five caravans/motorhomes. There are three no. double electric hook-ups on the site together with a WC. In addition to the 'CL' site, there is a further orchard to the south and two paddocks south of the garden. In all, Lot 1 extends to 2.80 acres.



Lot 2: East Farm Buildings and Land. In all, 2.93 acres.

Lot 2 comprises a small range of principally traditional buildings for conversion to a dwelling, garden stores and a car port as shown on the plans below. Lot 2 is offered together with the surrounding yard area and pasture paddock to the south. Lot 2 extends in all to 2.93 acres.

Proposed Gross Internal Area of Barn for Conversion: 172sqm (including some areas below 2m on the first floor due to sloping ceilings).



Lot 2: Proposed Site Plan



Lot 2: Proposed Elevations and Floorplan



Lot 3: 16.39 acres

Lot 3 comprises a parcel of 16.39 acres of pastureland divided between four field enclosures. Access is available from the A370 along the southern boundary.

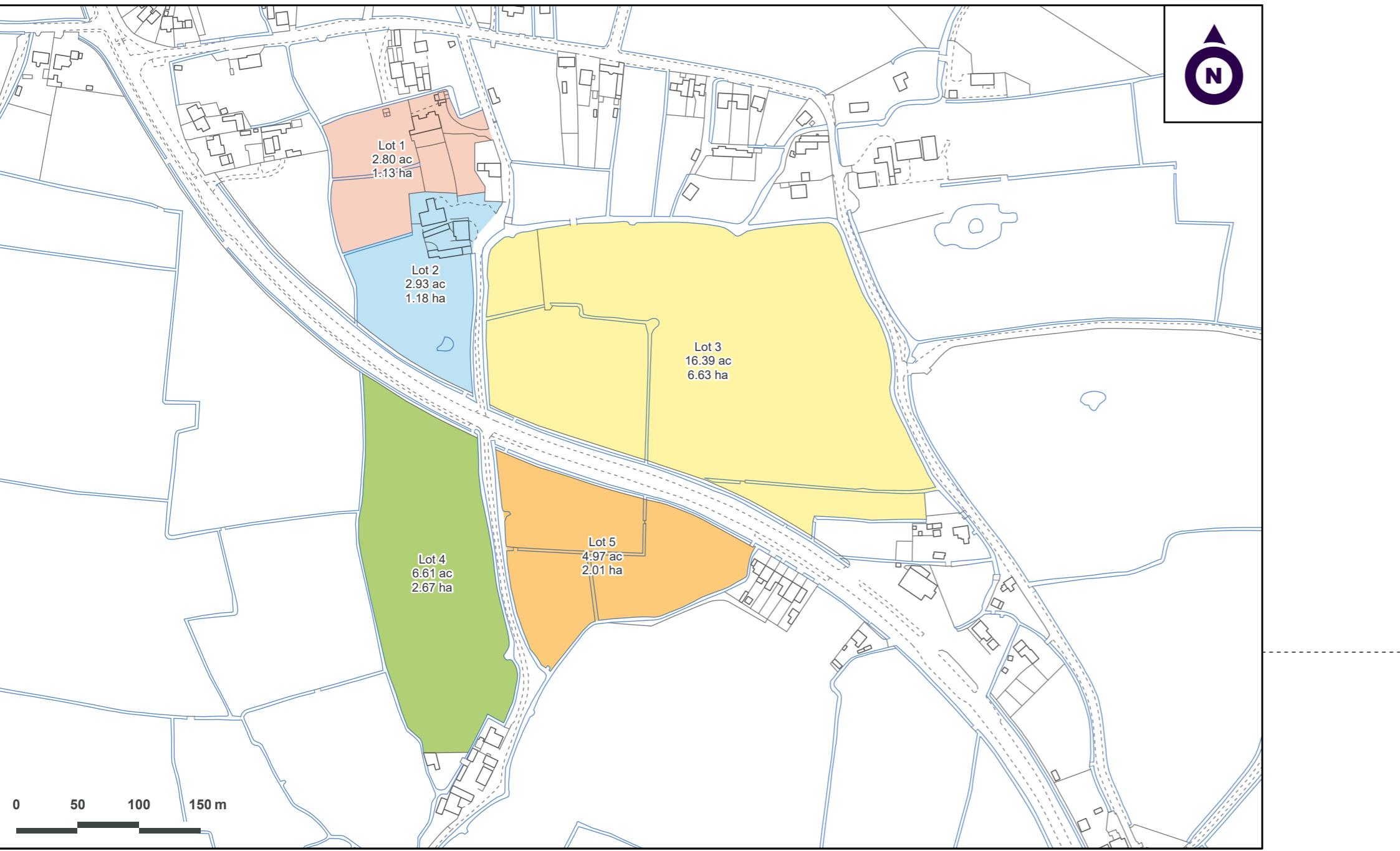
Lot 4: 6.61 acres

Lot 4 comprises a single enclosure of pastureland totalling 6.61 acres. Access is available from the A370 along the northern boundary.

Lot 5: 4.97 acres

Lot 5 comprises a parcel of 4.97 acres of pastureland divided between three field enclosures. Access is available from the A370 along the northern boundary.





Method of Sale

The property is offered for sale by private treaty.

Tenure & Possession

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

Planning

Somerset Council (Sedgemoor) granted consent for the conversion of agricultural buildings into a dwellinghouse and conversion of ancillary buildings within Lot 2 in October 2025. The planning application reference number is 31/25/00016.

Listing Status

East Farmhouse and Cottage are grade II listed.

Covenants

The agricultural land will be sold subject to a covenant to use the land for agricultural, equestrian, horticultural and/or forestry purposes

EPC Ratings

East Farmhouse has an EPC rating of F.
East Farm Cottage has an EPC rating of D.

Services

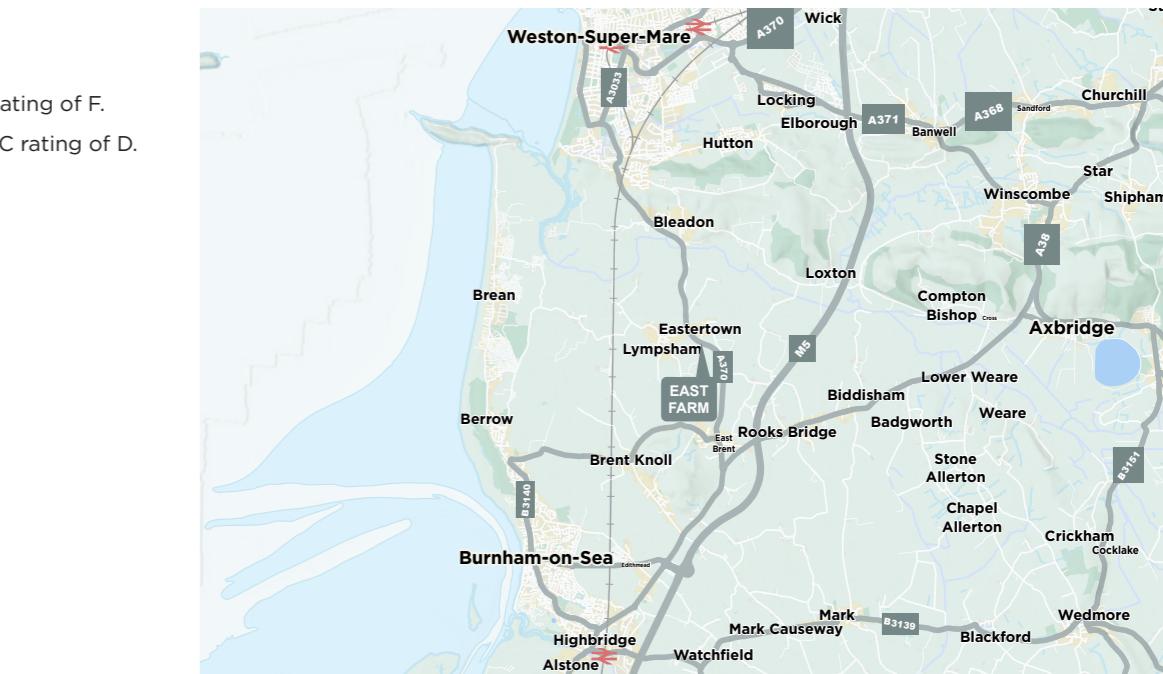
The property is serviced by mains water and electricity with private drainage comprising a package treatment plant. East Farm Cottage has mains gas fired central heating.

Viewings

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

Directions

From Junction 22 of the M5 motorway, head north on the A38 towards Weston-super-Mare. At the East Brent roundabout, take the first exit onto the A370 towards Weston-super-Mare. After about one mile, turn right signed Eastertown. Then take the next right onto Purving Row. The entrance to East Farm will be found on the right-hand side. Continue on for Lot 2/the farm buildings, and Lot 3. Lots 4 and 5 are situated to the south of the A370.



 what3words

Lot 1: //orange.ugly.vee
Lot 2: //decking.pcaenaker.straw
Lot 3: //resemble.shears.newstand
Lot 4: //fictional.certainty.ighest
Lot 5: //inert.park.lunges



Taunton

01823 428 593 | jack.mitchell@carterjonas.co.uk

01823 428 858 | felicity.cooper@carterjonas.co.uk

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

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk

One Chapel Place, London W1G 0BG

carterjonas.co.uk

Offices throughout the UK

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