



Church Farm & Barns

Compton Dundon, Somerset

Carter Jonas

**Church Farm & Barns
School Lane
Compton Dundon
Somerton
Somerset
TA11 6TE**

**Holiday letting business with
far reaching countryside
views and a characterful
3-bedroom cottage
located close to Street and
Glastonbury.**

The business provides two self-contained holiday letting barns, an external B&B suite and a detached Shepherd's hut.

3-bedroom detached cottage with period features including exposed stone walls and beamed ceilings.

In all, extending to 0.29 acres.

For sale as a whole by private treaty.



Location

Church Farm is located in the picturesque hamlet of Dundon, opposite the village church, and 0.75 miles from Compton Dundon which provides a village hall, garage, cricket club and The Castlebrook Inn public house. Further amenities and facilities can be found at Street (3.5 miles) including the Clarks Village shopping outlet and supermarkets.

The area provides a range of educational establishments including Butleigh Church of England Primary School, the Crispin School Academy, Millfield School, Wells Cathedral School and Strode College.

Local visitor attractions include Glastonbury Tor and the ruins of Glastonbury Abbey, Cheddar Gorge & Caves, Wookey Hole, Haynes Motor Museum, Stourhead gardens, Fleet Air Museum, Longleat Safari Park, various National Trust sites including Barrington Court and Dunster Castle and the West Somerset Steam Railway.

Nearby cities include the cathedral city of Wells, Bath and Bristol plus the county town of Somerset, Taunton. The M5 motorway is accessible within 14 miles at J23 (Dunball) plus the Somerset Levels, Quantock Hills and Exmoor National Park.

Castle Cary provides a mainline railway service to London Paddington and Bristol Airport is within 30 miles of the property.

The Business

Church Farm has been in the same ownership since 2013 and the current owner has built up an established and profitable business. The property is now for sale due to retirement. The barns have been converted to a high standard with a communal hot tub which is extremely popular with guests.

Guests can walk to the Dundon Beacon which has an Iron Age fort and views across the Somerset Levels and Moors.

Gross turnover year ending March 2024 of £43,000 from a limited season. The business has potential to achieve a gross turnover of £50,000-£60,000 if traded all-year round. Currently the business is producing a turnover of approximately £38,000 for the years ending 2024 and 2025, from a limited season, due to retirement.

The business benefits from the trade of EarthSpirit, a cultural and healing retreat centre located in the same hamlet.

The business is promoted via their website: www.barnatchurchfarm.com along with Booking.com. Trading information can be provided to bona fide purchasers.

The Property

Traditional period 3-bedroom cottage style property, partially thatched including features such as exposed stone walls, beamed ceilings, exposed roof trusses, and open fireplaces with woodburning stoves.

The accommodation on the ground floor comprises an entrance hall with stairs to first floor accommodation. To one side is the sitting room with windows to rear and front, original flagstone floor and an exposed stone fireplace housing a woodburning stove. To the other side of the entrance hall is the family room/study with windows to rear and front, wooden floor and access to the kitchen and dining room.

The kitchen provides a shaker style with wooden worksurfaces, ceramic sink unit, windows to sides, built-in cupboard, Range

cooker with gas hob, separate Rayburn cooker, ceramic tiled floor and vaulted ceiling with exposed roof trusses. From the kitchen is a boot room giving access to a cloakroom. The dining room has a stone fireplace housing a woodburning stove, beamed ceiling, ceramic tiled floor, windows to rear and front and a modern UPVC door to outside.

The first floor provides a landing with doors to rooms. Bedroom 1 with windows to rear and front, exposed natural stone walls, stripped wood floorboards, beamed ceiling and en-suite bathroom with a newly fitted white suite. Bedroom 2 with vaulted ceiling, built-in cupboards and windows to rear and front. Bedroom 3 with window to front and built-in cupboard. Family shower room with a newly fitted white suite.



Sitting Room/Snug



Kitchen



Dining Room



Study/Family Room



Bedroom 1



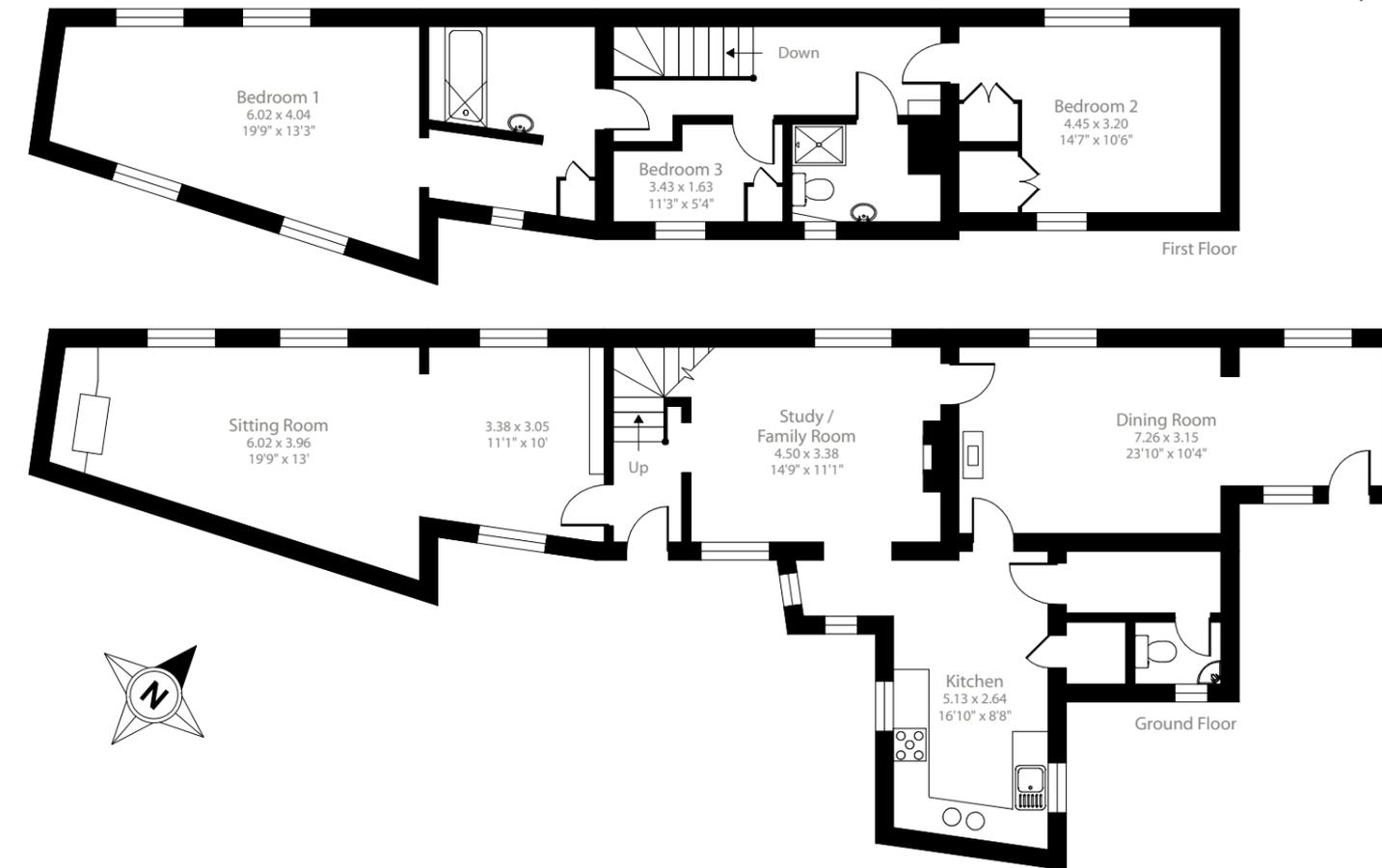
Bedroom 2



Floor Plan

Church Farm, School Lane,
Compton Dundon, Somerton

Approximate Area:
1681 sq ft / 156.2 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Carter Jonas. REF: 1097049

The Barns

The accommodation has been converted to a high standard with fitted shaker style kitchens, white bathroom suites, TVs/DVD players, and allocated outside seating areas.

Bracken

Single-storey barn comprising an open plan sitting/dining room and kitchen area with wooden floor. Bedroom with en-suite shower room. Allocated garden area opposite. (Sleeps 2).

Bramble

Apartment with ground floor access into kitchen with breakfast bar. Steps lead up to a sitting room with velux window and door into a bedroom with en-suite shower room. Private rear garden area. (Sleeps 2).

Duck Hut

Detached Shepherd's hut at the bottom of the gardens with its own lawned area for seating. Self-contained with its own shower room, fully fitted kitchen, dining room with seating for 4 people, woodburning stove and full-size pullout bed. (Sleeps 2).



Bracken



Bracken



Bramble



Bramble



Duck Hut



Bracken

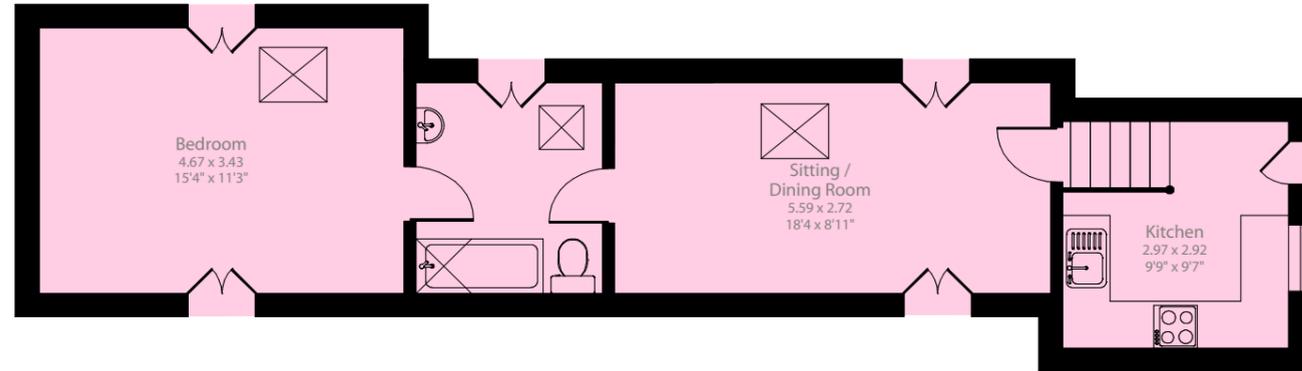
Floor Plan

School Lane,
Compton Dundon,
Somerton

Approximate Area:
1260 sq ft / 117.1 sq m

Boiler Room:
40 sq ft / 3.7 sq m

Total:
1300 sq ft / 120.8 sq m



- Bramble
- Bracken
- Garden Suite

Garden Suite

External guest accommodation comprising a double room with wall-mounted TV/DVD player, tea and coffee making facilities and en-suite shower room. Outside patio area with seating overlooking the gardens. (Sleeps 2)





Outside

The gardens are an integral part of the business and have been landscaped to provide numerous garden areas that are mostly laid to lawn with flower and shrub borders. Well placed hedging gives the Shepherd's hut a high degree of privacy from the rest of the guest accommodation. Each barn has its own seating area and benefits from the use of a communal BBQ and hot tub.

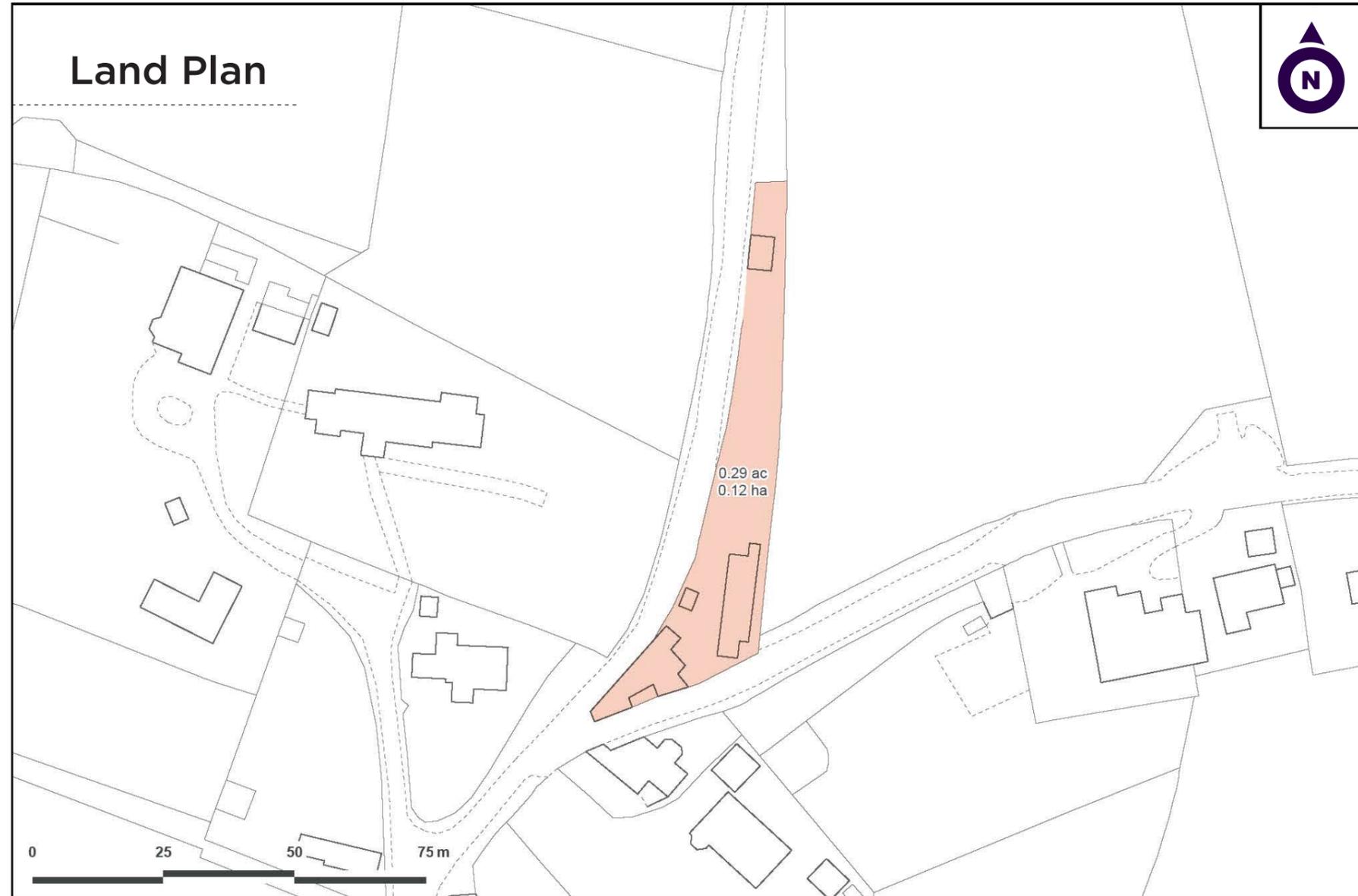
Concrete and gravel area in front of the barns for guest parking.

At the bottom of the site is a driveway used for guest parking with a double garage, currently used as a workshop.

Guest laundry housing the boiler for both barns and the Garden Suite.



Land Plan



Method of Sale

The property is offered for sale by private treaty, inclusive of trade inventory to include furnishings, equipment, fixtures and fittings in relation to the business, excluding any personal items.

Tenure and Possession

The freehold interest is offered for sale with vacant possession available on completion.

EPC Ratings

Property	Rating
Farmhouse	G

Council Tax

Property	Band
Farmhouse	F

Rateable Value

According to the Valuation Office, the premises has a rateable value of £3,200. Interested parties are advised to make their own enquiries.

Services

The property is serviced by mains electricity, a private water supply via a borehole and private drainage.

Local Authorities

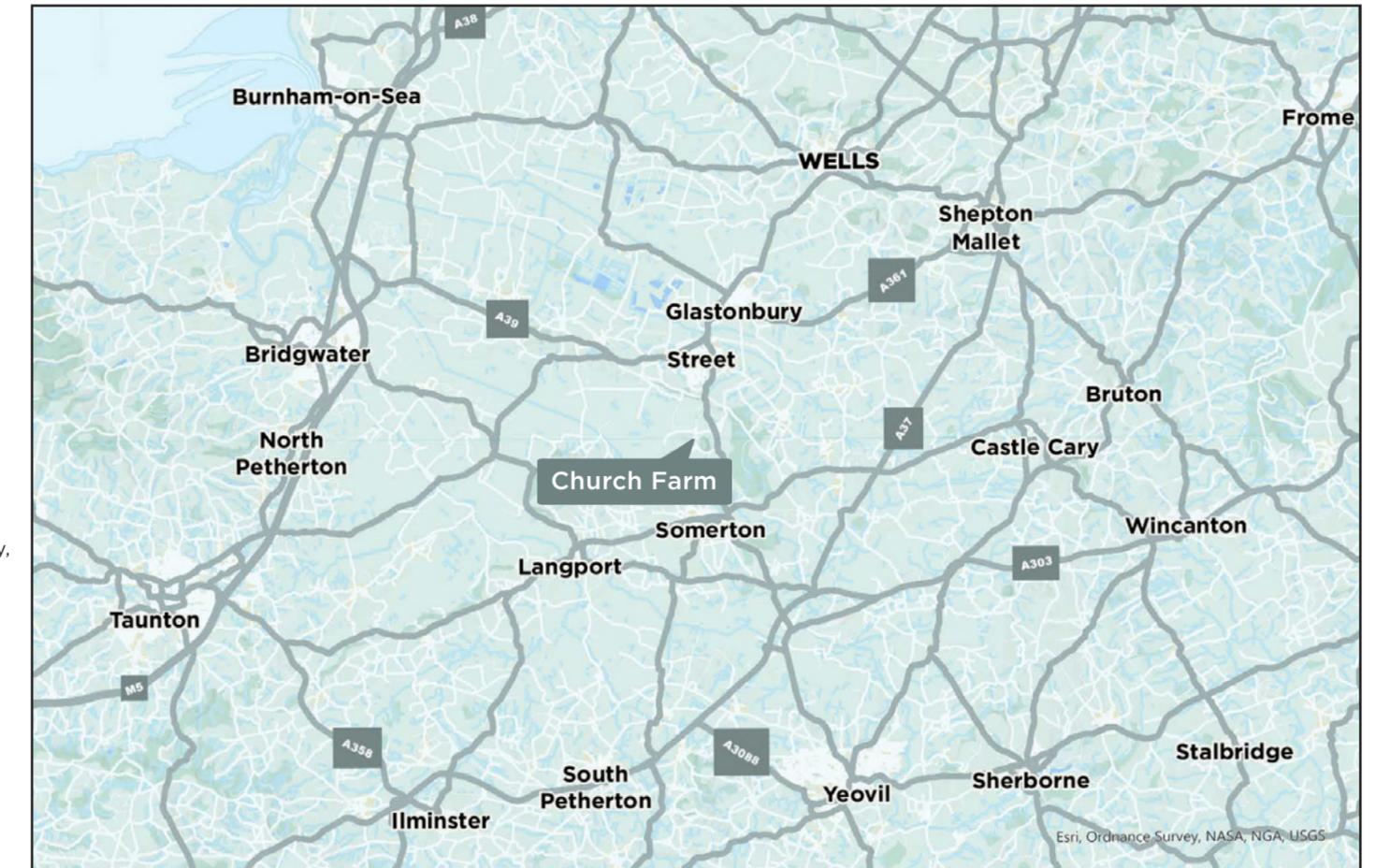
Somerset Council
www.somerset.gov.uk

Viewings

Strictly by appointment with agents Carter Jonas.



/// bronzer.imagined.configure





Leisure

01823 428 590 | leisure@carterjonas.co.uk
07968 216 596 | stephen.richards@carterjonas.co.uk
Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk
18 Davies Street, Mayfair W1K 3DS

carterjonas.co.uk
Offices throughout the UK



Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE