



Turners Farm

Bridgwater, Somerset

Carter Jonas



Turners Farm  
Coxhill  
North Newton  
Bridgwater  
Somerset  
TA7 0BT

A detached farmhouse for renovation and a cider barn and Dutch barn for conversion.

Turners Farm comprises a detached period farmhouse now in need of complete renovation, together with a stone, cob, and tiled barn with permission for conversion to a four-bedroom dwelling and a Dutch barn with permission for conversion to a four-bedroom dwelling.

In all extending to 1.23 acres.

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

Carter Jonas



Location

Turners Farm is situated close to the village of North Newton which offers a primary school, public house, 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. Bristol and Exeter are within an hour's or so drive in either direction, both hosting international airports. The local town of Bridgwater also offers an excellent range of facilities.



Lot 1: Turners Farmhouse

Turners Farmhouse, which is not listed, is constructed of rendered elevations under a tiled roof and now requires renovation.

The property offers accommodation comprising, on the ground floor, front door to cross-passage hall with kitchen (with stairs to the first floor) and sitting room off either side, both with inglenook fireplaces. Larder, utility room, store with stairs to the first floor, and further store. On the first floor, there are three bedrooms, one with an en-suite bathroom and stairs down to the kitchen, 'Jack and Jill' shower room, and landing with stairs down to the store below.

Outside, the property is serviced by several traditional outbuildings adjoining the farmhouse, which are also shown on the floorplan below.

Situated to the east of the farmhouse is a gently sloping pasture paddock with the benefit of road access. The intention is for this access to service the farmhouse and replace the existing shared access with the buildings. The successful purchaser will also be required to erect a new northern boundary fence. In all Lot 1 extends to 0.67 of an acre.



Floor Plan

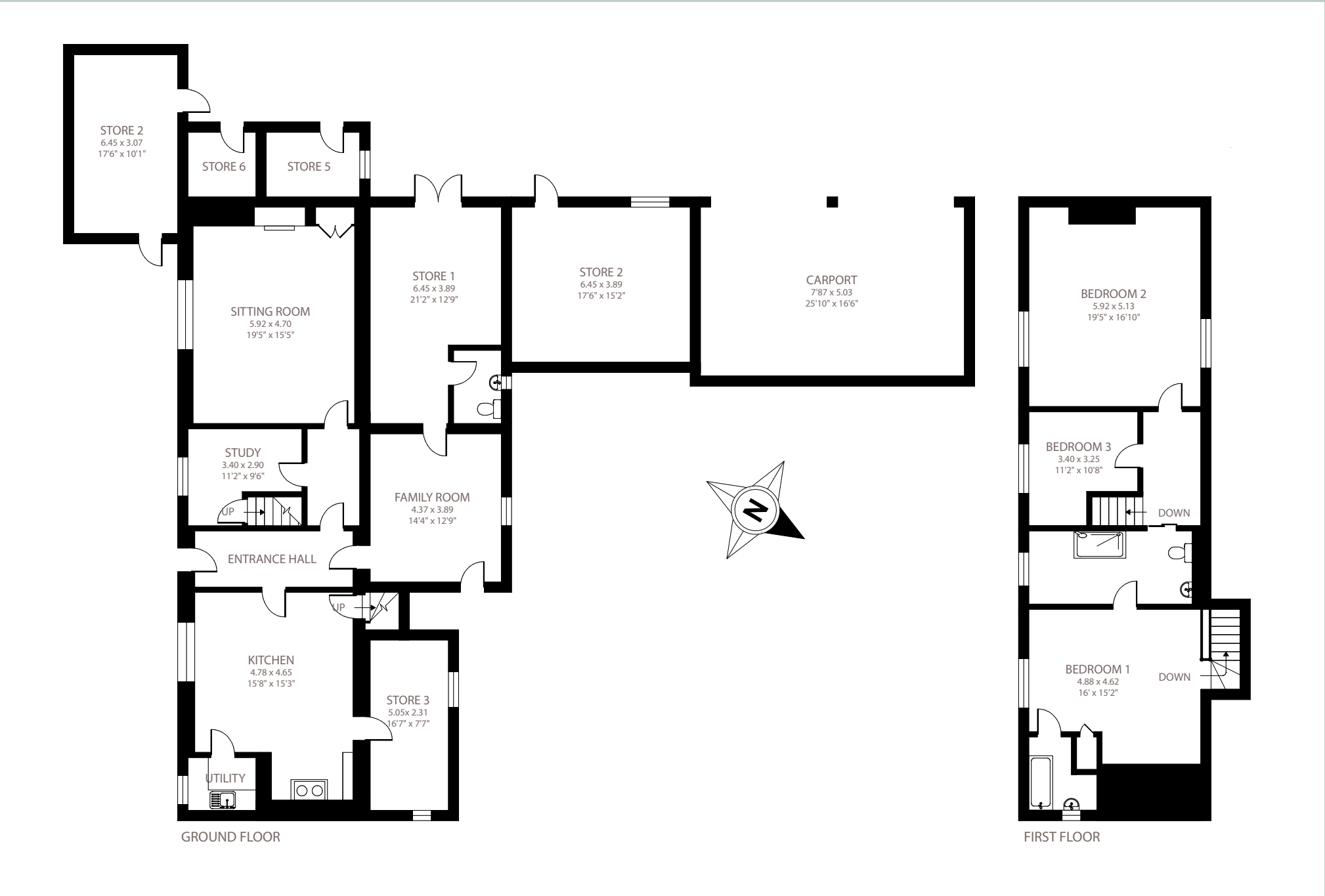
North Newton, Bridgwater

Approximate Area:  
2606 sq ft / 242.1 sq m (excludes carport)

Store(s):  
555 sq ft / 51.6 sq m

Total:  
3161 sq ft / 293.7 sq m

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





Lot 2: The Cider Barn

The Cider Barn, which is situated opposite the farmhouse and comprises a stone, cob, and tiled traditional barn, has permission for conversion to a four-bedroom dwelling offering split-level accommodation of about 170sqm/1,830sqft. The proposed accommodation will comprise entrance to sitting room with double doors down to the courtyard below with the farmhouse, open-plan kitchen, and dining room, four bedrooms, one with an en-suite shower room, family bathroom.

Access to the barn will be a via a new entrance from the road to the south, which has already been established, with parking and a new driveway to be established on the western side of the barn. In all Lot 2 extends to 0.26 of an acre.

Lot 3: The Dutch Barn

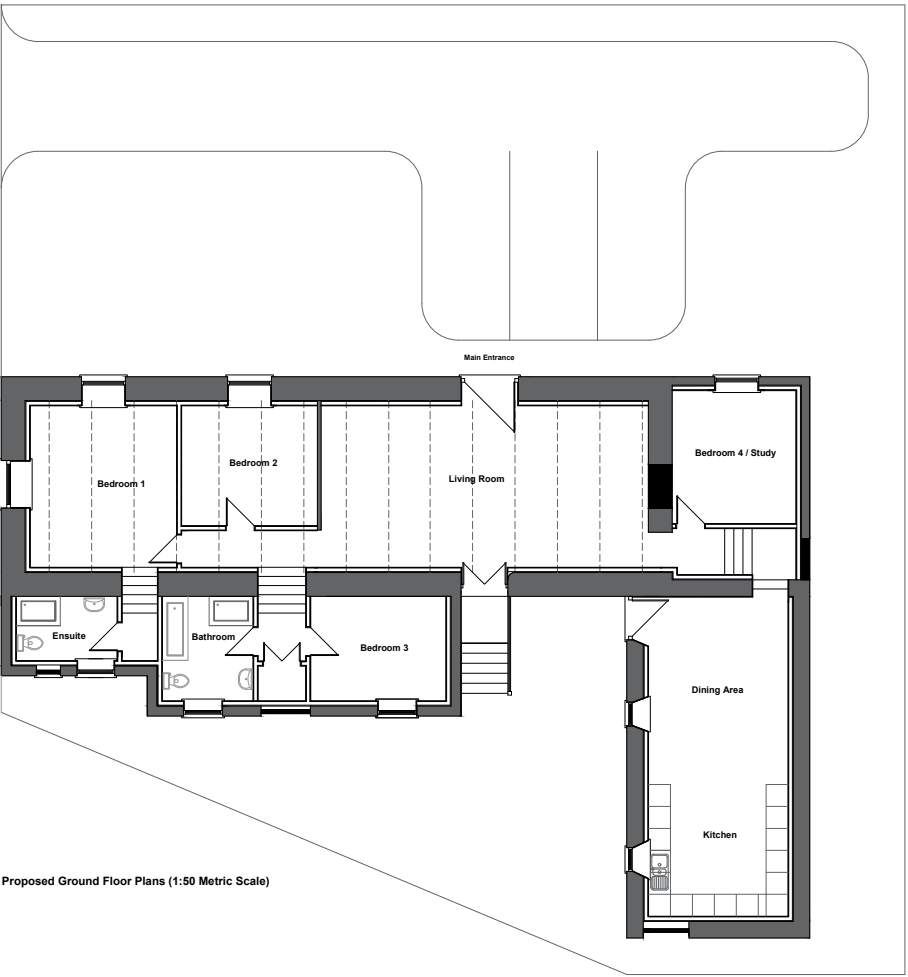
The Dutch barn, comprising a steel framed building with lean-to off all with galvanised steel roof and cladding, has permission for a substantial four-bedroom dwelling with accommodation comprising entrance to hall with stairs to the first floor with open-plan kitchen, dining and sitting room with bi-fold doors, utility with back door off, WC, bathroom, two bedrooms, and a study. On the first floor, two bedrooms are proposed, one with an en-suite bathroom, together with a landing and family bathroom. The proposed access is via the existing farmstead between the farmhouse and cider barn. In all Lot 3 extends to 0.30 of an acre.



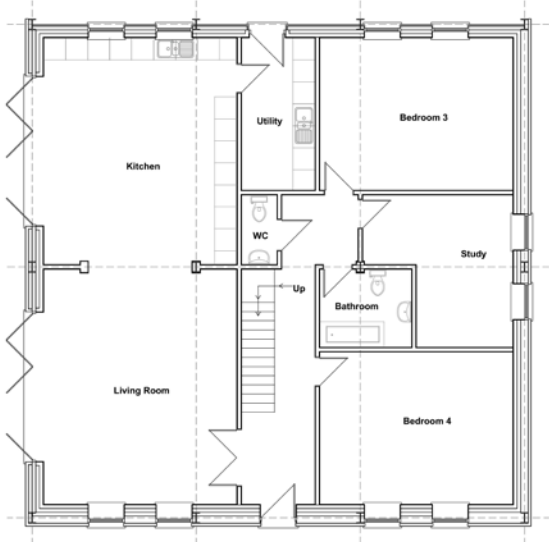
Proposed Floor Plan

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

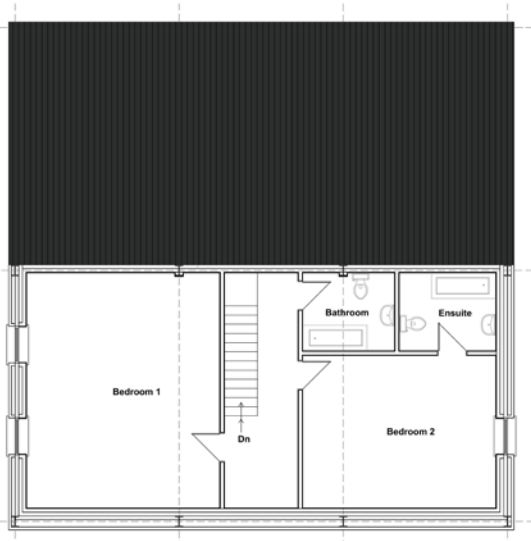
Lot 2



Lot 3

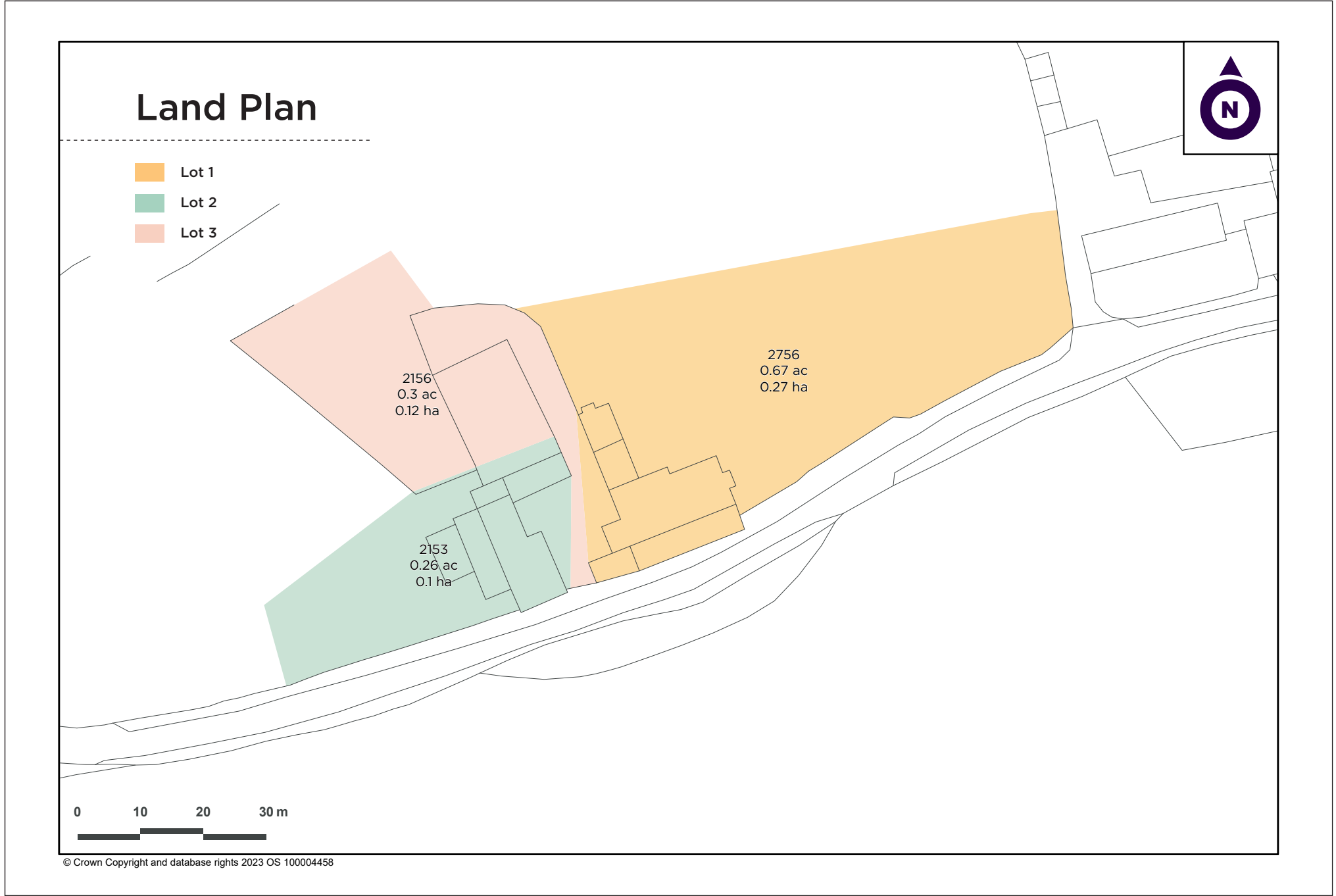


Proposed Ground Floor Plan (1:50)

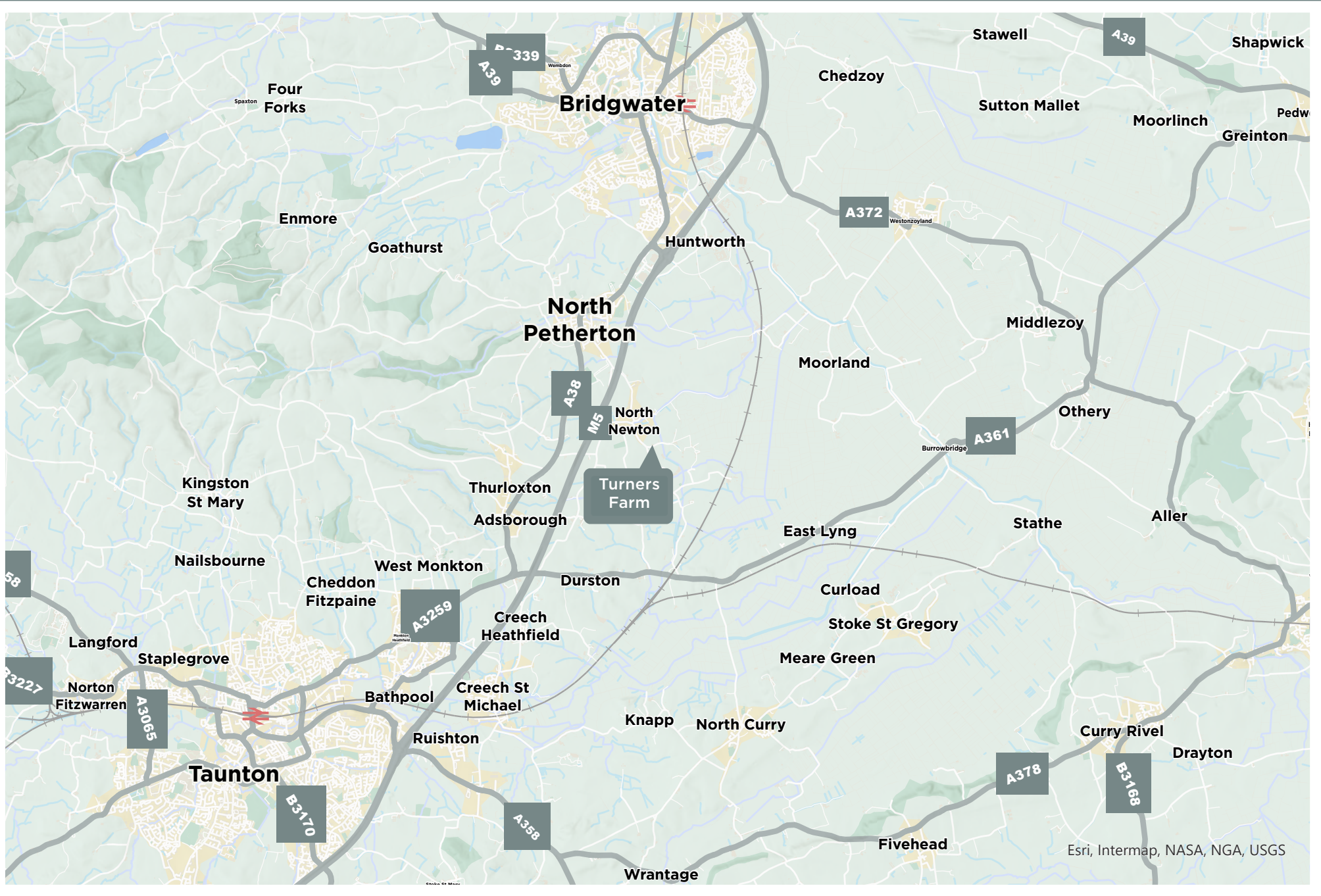


Proposed First Floor Plan (1:50)









### Method of sale

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

The guide price for the property as a whole is £745,000.

The guide price for Lot 1 is £375,000.

The guide price for Lot 2 is £175,000.

The guide price for Lot 3 is £195,000.

### Tenure & possession

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

### Planning

Planning permission was granted by Sedgemoor District Council (now Somerset Council) in December 2022 for the conversion of the cider barn (Lot 2) to a dwelling under application reference 37/22/00110. Permission was granted in December 2022 for the conversion of the Dutch barn (Lot 3) to a dwelling under application reference 37/22/00114.

### Services

The farmhouse is serviced by mains water and electricity with private drainage. Potential purchasers should assume that a new sewage treatment plant will need to be installed to service the farmhouse.

New services will need to be established by the successful purchaser of the proposed barn conversions. Mains water is available in the road and mains electricity appears to also be available nearby, possibly in the road. Potential purchasers should satisfy themselves of the availability and capacity of these services.

### Health & safety

Potential purchasers should 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.

### EPC Ratings

Turners Farmhouse has a current energy efficiency rating of F.

### Local authority

Somerset Council.  
[www.somerset.gov.uk](http://www.somerset.gov.uk)

### Viewings

Viewings are by appointment through the agents.

### Directions

From the village of North Newton take Maunsel Road following signs to Durston and Lyng. Follow Maunsel Road out of North Newton. Shortly after leaving the village, turn left signed Coxhill at the no-through road sign. The property will then be found shortly thereafter on the left-hand side.



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## Taunton

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## Important information

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