



Dunpole Farm

ILMINSTER, SOMERSET

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property advice

**DUNPOLE FARM
SEA
ILMINSTER
SOMERSET
TA19 0SD**

A grade II listed farmhouse together with adjoining cottage and an excellent range of traditional and modern farm buildings all set within a total of 18.55 acres.

- Three bedroom farmhouse.
- Adjoining three bedroom cottage.
- Adjoining barns.
- Further farm buildings.
- In all extending to 18.55 acres.

For sale as a whole by private treaty.



LOCATION

The property is situated at the end of a driveway a short distance from the hamlet of Sea, about two miles from Ilminster, three miles from the A303, and five miles from Chard. Both towns offer a good range of day-to-day amenities. The Somerset County Town of Taunton is about 12 miles away, with access to the M5 motorway at Junction 25, and fast trains to London Paddington. There is easy access to the A303 at Southfields Roundabout and both Bristol and Exeter Airports are also within easy reach.

DUNPOLE FARMHOUSE

Dunpole Farmhouse comprises an attractive grade II listed dwelling of local stone elevations under a tiled roof. The property offers accommodation over two storeys comprising entrance hall with stairs to the first floor and back door to the garden. Kitchen and breakfast room with oil fired Aga. Dining room with wood burning stove and stairs to the first floor. Sitting room with open fireplace. On the first floor there are three double bedrooms together with a family bathroom.

Adjoining the western end of the farmhouse is a two storey stone and tile barn with adjoining single storey stone and tile store.

MAGNOLIA COTTAGE

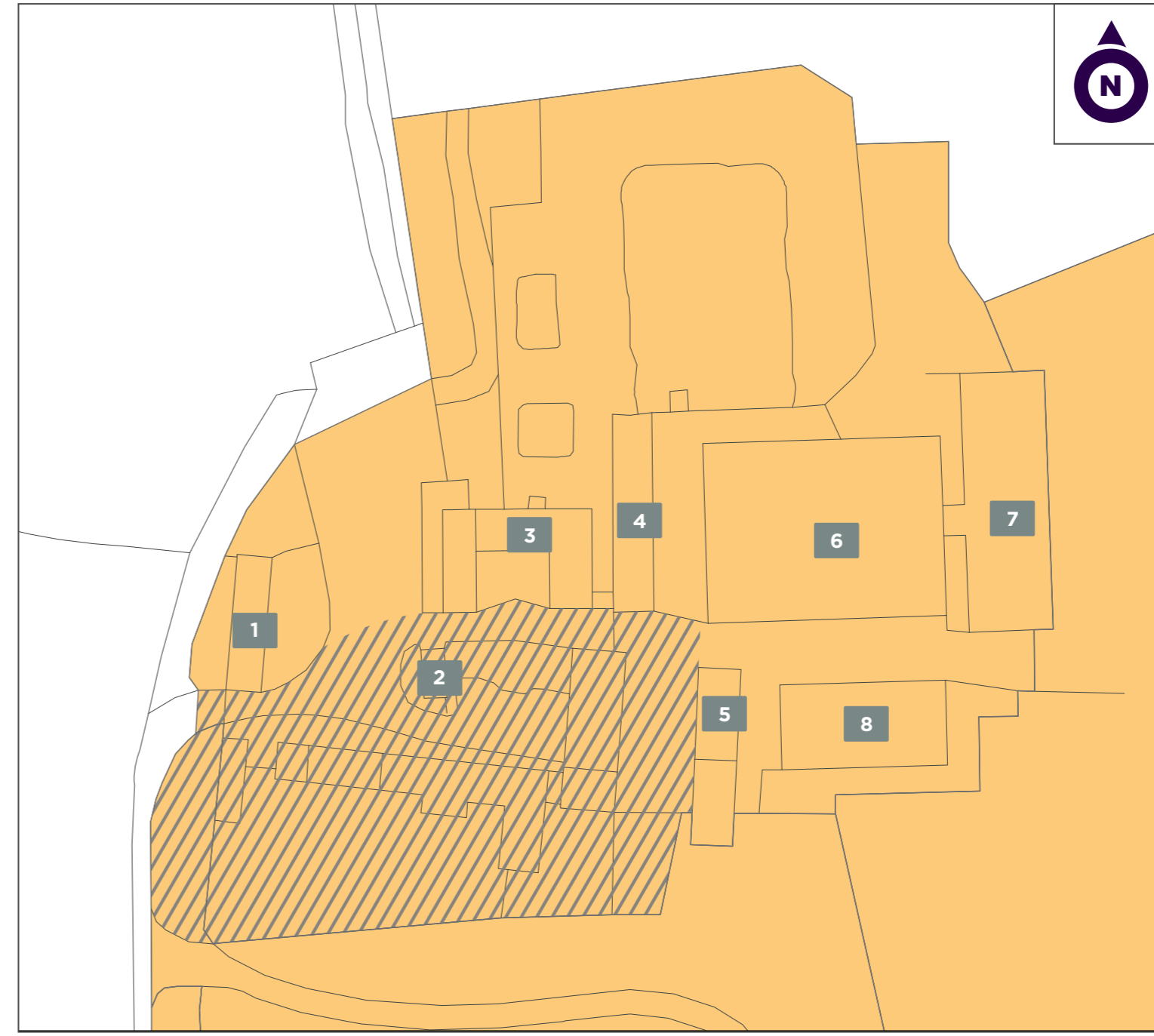
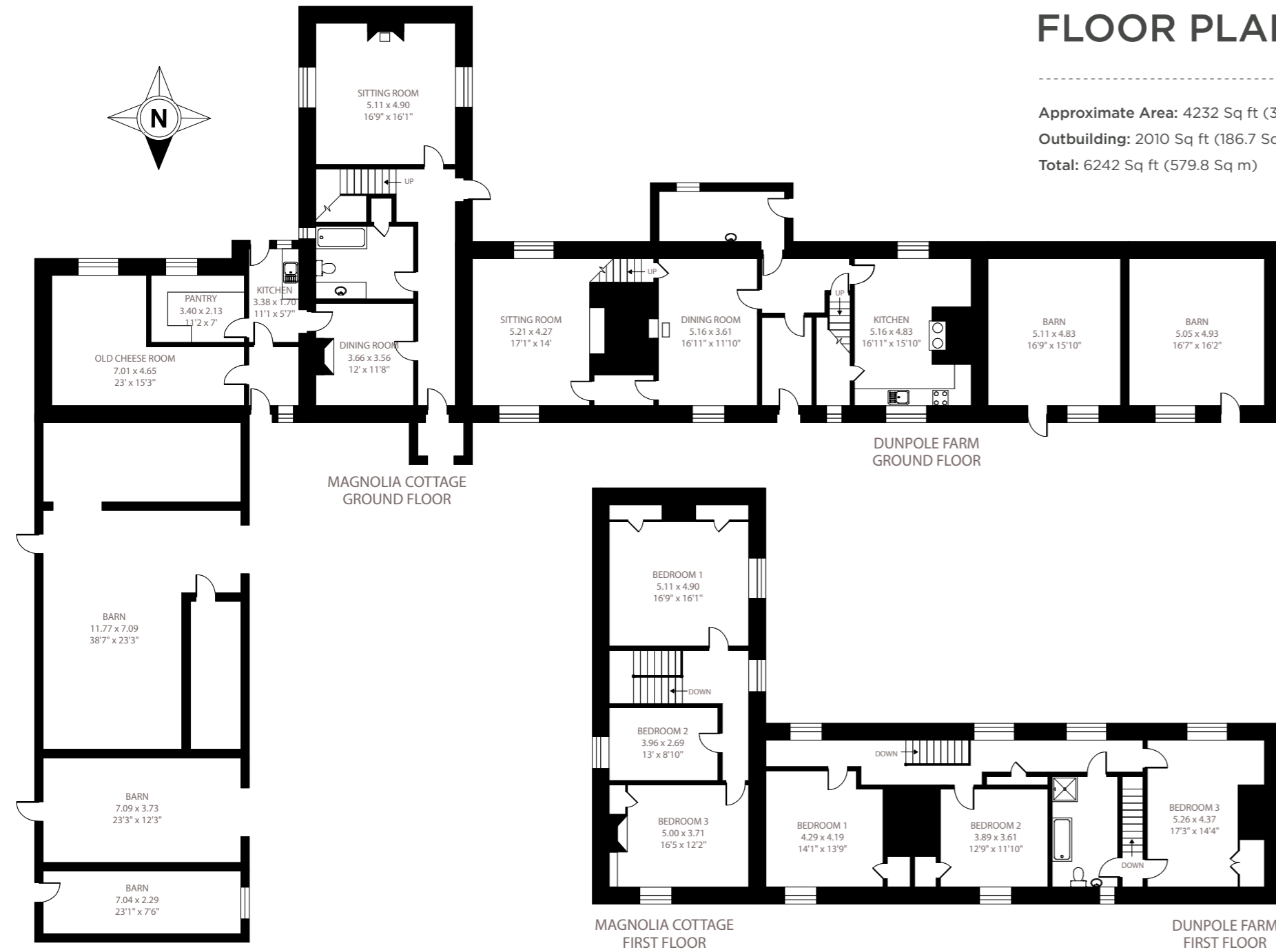
Adjoining the farmhouse is the cottage (also grade II listed) which offers accommodation comprising entrance hall with dining room with wood burning stove leading through the kitchen area with adjoining pantry with flagstone floor and old cheese room also with flagstone floor. This comprises the southern end of the adjoining stone barn. Family bathroom. Sitting room with inglenook fireplace. Stairs to first floor with elm floorboards throughout. On the first floor are three double bedrooms.

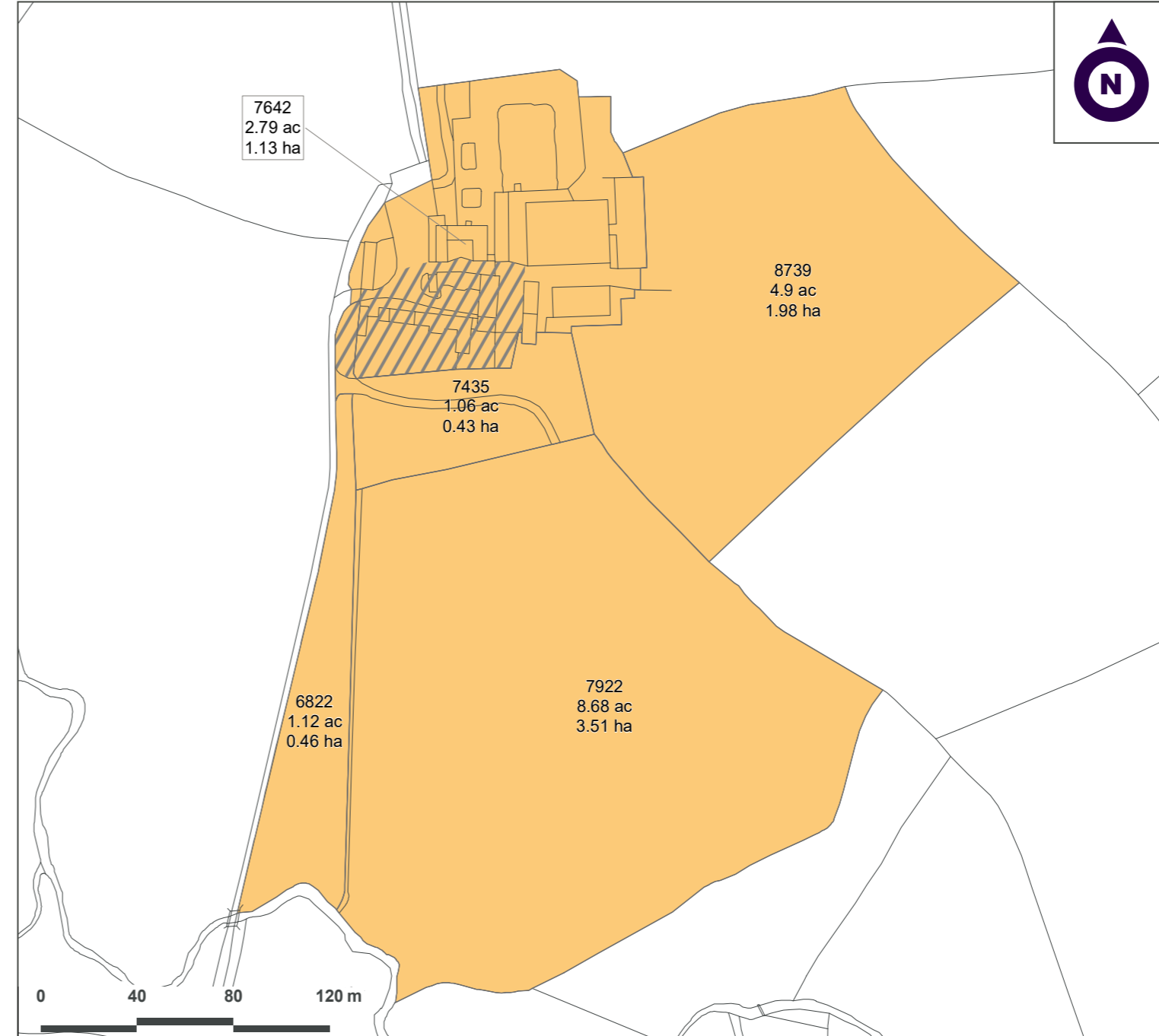
Adjoining the cottage is a substantial two storey stone and tile barn, part of which is already incorporated into the cottage.



FLOOR PLAN

Approximate Area: 4232 Sq ft (393.1 Sq m)
 Outbuilding: 2010 Sq ft (186.7 Sq m)
 Total: 6242 Sq ft (579.8 Sq m)





LAND

The property is offered together with land surrounding the farmstead comprising the pasture paddock adjoining the garden to the south, the paddock adjoining the driveway and the two arable field enclosures to the south and east of the farmstead. In all the property extends to 18.55 acres.

Access to the property will be via a right of way over the existing entrance drive. This driveway is also a public footpath. This does not run through the property. It continues in a westerly direction away from the farmstead.



METHOD OF SALE

The property is offered for sale by private treaty with a guide price of £1,500,000.

TENURE & POSSESSION

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

PLANNING

The property is Grade II Listed.

COVENANTS

The land and farm buildings, excluding the farmhouse, cottage, garden areas, garage building, and the adjoining barns (as hatched on the plan) will be sold subject to a covenant restricting their use to agricultural and equestrian uses.

SERVICES

The property is serviced by mains electricity and water with a private drainage system. Potential purchasers should assume that a

new sewage treatment plant will need to be installed to service the dwellings.

HEALTH & SAFETY

The site currently comprises a working farmstead. Potential purchasers are therefore required to 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

Dunpole Farmhouse: G

Magnolia Cottage: G

LOCAL AUTHORITY

South Somerset District Council.

www.southsomerset.gov.uk

VIEWINGS

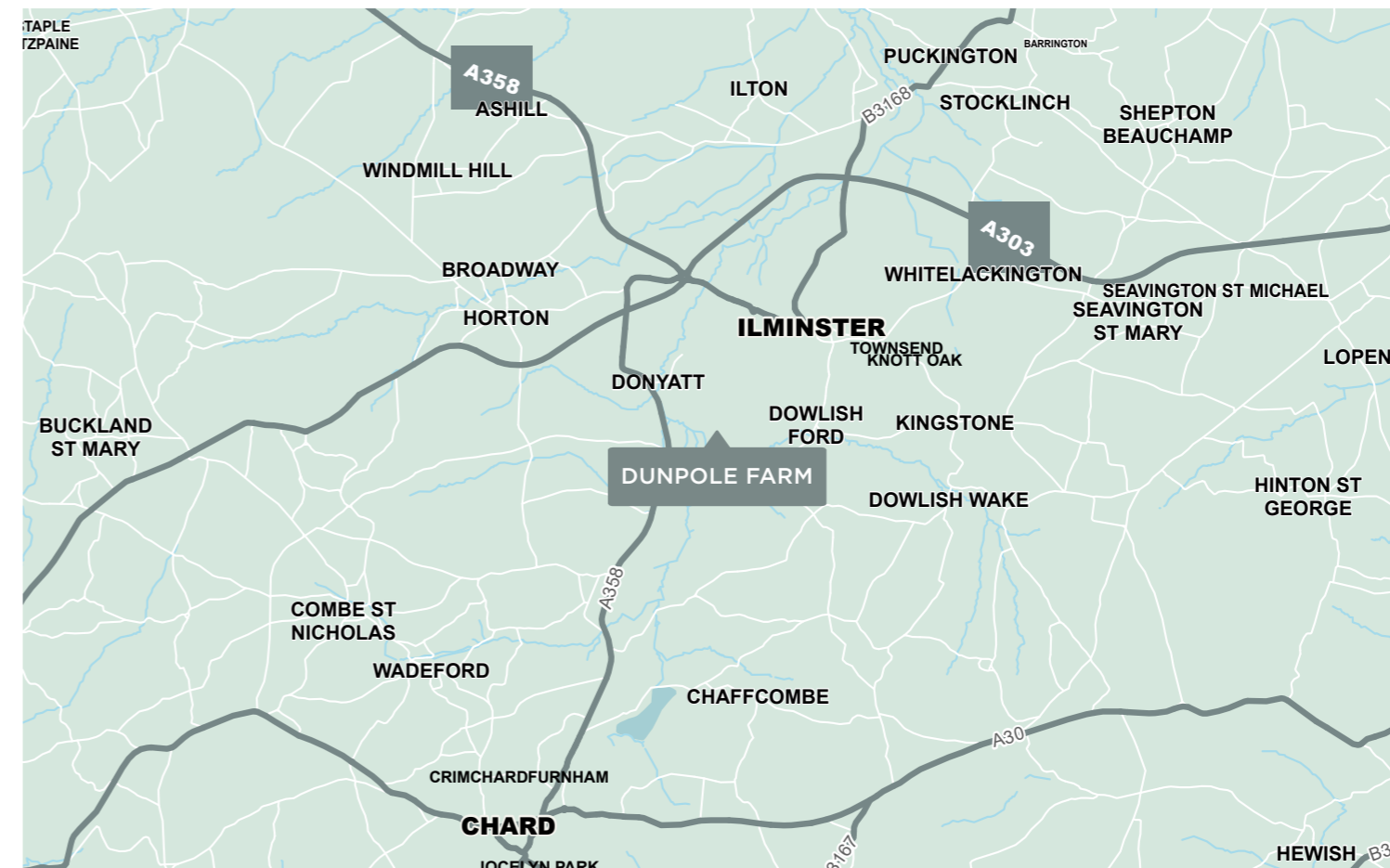
Viewings are by appointment only. There is a virtual tour available via the following links:

<https://my.matterport.com/show/?m=USr5E5Aopdf>

<https://my.matterport.com/show/?m=wLsEpK9wS2>

DIRECTIONS

From Southfields roundabout follow the A358 towards Donyatt and Chard. After leaving Donyatt take the second turning on the left signed Sea. Follow this road around the left hand bend and at the right hand bend turn left. The entrance to the farm will be found on the right hand side after a short distance.



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