STAGS



Walnut Tree House

Walnut Tree House, Plot at Paynes Farm House, Moor Lane, North Curry, Taunton, TA3 6JZ







A rare opportunity to acquire a residential development plot with detailed planning permission for demolition of existing building and construction of a substantial detached dwelling situated in a superb semi-rural location. Planning reference 24/24/0002. INFORMAL TENDER 15/10/26 at 12 noon

- Residential development plot with planning permission
- Superb individual detached house
- Wonderful position overlooking The Levels
- Open plan kitchen/living/dining room
- Three bedrooms, master en-suite
- Sitting room, utility and cloakroom
- Separate store, lean-to car port
- 4 acre paddock available by separate negotiation
- Popular village location
- Freehold

Guide Price £250,000

SITUATION

North Curry is widely regarded as one of Somerset's most desirable villages, offering an excellent range of local amenities, a thriving community and convenient access to Taunton and the surrounding countryside. The amenities all walkable from this property include a village pub, convenience store with post office, doctor's surgery. The primary school, nursery and village play park are conveniently opposite the property.

Taunton, The County Town, lies seven miles to the West, where you can find a comprehensive range of scholastic, leisure and retail facilities befitting those of a county town and a regional centre. The village has excellent communications with the M5 motorway accessed at Junction 25, which provides easy access to Exeter and Bristol as well as London and the South East. Taunton also has a mainline railway station, providing access to Exeter and Bristol and also to London Paddington in approximately 1hr 45 minutes.

DESCRIPTION

Walnut Tree House site provides a wonderful opportunity to build an attractive detached dwelling with substantial proportions situated in a superb position approached via a shared private road and surrounded on two sides by open fields enjoying a stunning position with a wonderful outlook over the Somerset Levels. Planning permission granted for the demolition of existing barn and construction of new dwelling. Planning reference 24/24/0002. GUIDE PRICE £275,000

There is a separate 4 acre paddock available by separate negotiation.

For sale by INFORMAL TENDER 15/10/26 AT 12 noon.

ACCOMMODATION

The approved accommodation includes a superbly designed, detached, single storey dwelling with accommodation comprising an entrance porch with downstairs cloakroom, and cupboard to one side with door opening through to an open plan kitchen/dining room with double doors opening out onto a courtyard area with picture window offering superb views, door to utility room. There are three bedrooms, the master bedroom having an en-suite shower, a family bathroom, separate lounge, again with twin double doors opening to the side and courtyard and picture windows with stunning views.

OUTSIDE

There is a shared driveway to the house, an attached car port providing ample parking. The plot extends to approximately half an acre which is laid to pasture and would need fencing.

The additional land is accessed via the field adjacent to the plot and is a 4 acre paddock available by separate negotiation with a guide price of £50,000.

SERVICES

Mains water, electricity, private drainage (currently via a proposed reed bed). Please note the agents have not inspected or tested the services.

CIL payment believed to be approximately £35,000. WCI phosphate credit payment to be factored in.

DIRECTIONS

What3Words ///hardening.newly.invented





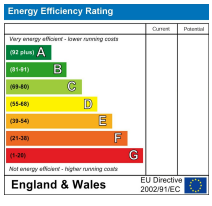








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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