

Henley Farm | Wellington, Somerset | Carter Jonas

Henley Farm
Payton
Wellington
Somerset
TA21 0EE

A residential, livestock, and equestrian holding serviced by a modern detached farmhouse.

Lot 1 comprising the farmhouse and 32.85 acres.

Lot 2 comprising a steel framed farm building and 27.87 acres of mainly pastureland.

In all extending to 60.72 acres.

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

Carter Jonas







Location

Henley Farm is situated a short distance to the west of the town of Wellington, within the hamlet of Payton, nestled within the rolling countryside on the edge of the Taunton Vale between the Blackdown Hills and Quantock Hills National Landscapes, and Exmoor National Park.

The property is situated within easy reach of the A38 which in turn provides easy access to the towns of Wellington, Taunton, and Tiverton. Wellington, which is about two miles to the east, offers a good range of shops, including a Waitrose and several other supermarkets, with a new mainline railway station due to open in 2028 and offer services to Exeter, Bristol, and London Paddington. The Somerset County Town of Taunton offers a further range of facilities as well as the Somerset County Cricket Ground.

The area is well serviced by a range of schools in both the state and private sector including Wellington School, Blundell's, Taunton, Kings and Queens.

The M5 motorway can be joined at both Wellington (J26) and Tiverton (J27). The Somerset County Town of Taunton offers a regular intercity service to London Paddington (about 100 minutes by fast train) and easy access to the A303. There are also regular services to London Paddington from Tiverton Parkway Railway Station.

Lot 1: Henley Farmhouse within 32.85 acres

The farmhouse comprises a detached modern dwelling constructed of dressed stone elevations under a tiled roof and is subject to an agricultural occupancy condition (AOC).

Accessed from a spacious driveway which runs up from the adjoining road, the accommodation comprises front door to entrance hall with stairs to first floor, kitchen and breakfast room with Aga, adjoining pantry, sitting room (currently used as a farm office), and dining room with wood burning stove. To the rear of the farmhouse off the kitchen is a utility room/boot room/office, rear hall/utility with back door off, and shower room. The first floor provides three double bedrooms, all with integral cupboards, together with a single bedroom and family shower/bathroom.

The property benefits from a front lawned garden together with a larger rear lawned garden and adjoining paddock/orchard. The property has oil-fired central heating.











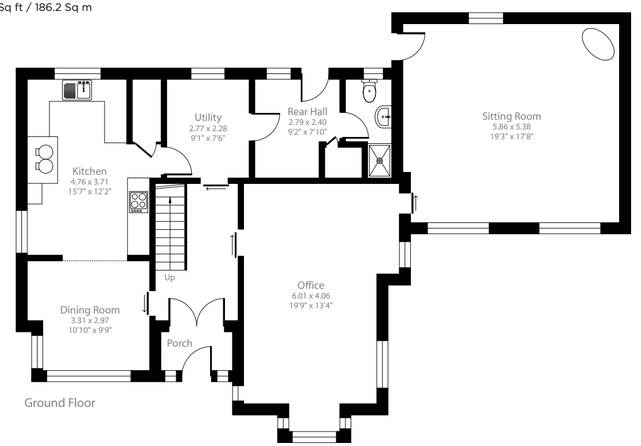


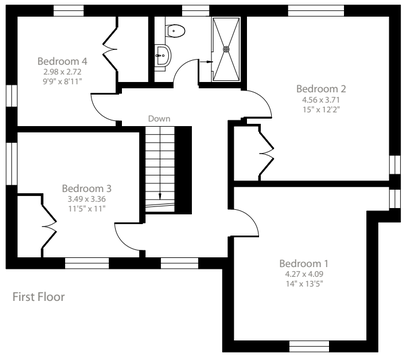
Floor plan

Henley Farm
Payton
Wellington
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Approximate Area:

2005 Sq ft / 186.2 Sq m





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

Lot 1 - The Land

The land is all currently laid to pasture, with a substantial amount of new fencing recently installed. Although currently laid to pasture, some of the land would appear to be capable of supporting arable cropping if desired. Lot 1 comprises 32.85 acres. Access is available from the council-maintained road to the west of the property via the farmhouse.



Lot 2

Lot 2 comprises the steel framed livestock building (100' x 60') and yard together with the three fields on the northern side of the holding. Access is available from the council maintained road which forms the western boundary. There are two access points; one by the farm building, and one in the westernmost corner into the land.

The northern boundary comprises the River Tone, over which there are single bank fishing rights. In all Lot 2 extends to 27.87 acres.



Method of Sale

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

Tenure & Possession

The freehold of the property is offered for sale. There is a Farm Business Tenancy in place. Notice to Quit has been served to bring this to an end on 30th June 2027 in respect of the farmhouse and 1st October 2027 in respect of the farmland.

Planning

The farmhouse was constructed subject to an agricultural occupancy condition (AOC). Further details are available from the agents.

Services

The property is serviced by mains electricity and water with private drainage.

Wayleaves Easements & Rights of Way

There is a public footpath running through Lot 2.

Health & Safety

Potential purchasers must take particular care when inspecting the property. Potential purchasers are requested to be conscious of sudden movements from livestock and machinery which may be present/operating at the time of inspection. 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

Henley Farmhouse has a current energy rating of E.

Local Authorities

Somerset Council
(former Somerset West and Taunton LPA)
www.somersetcouncil.gov.uk

Viewings

Viewings are by appointment with Carter Jonas. Please contact 01823 428590 to arrange to view the property.

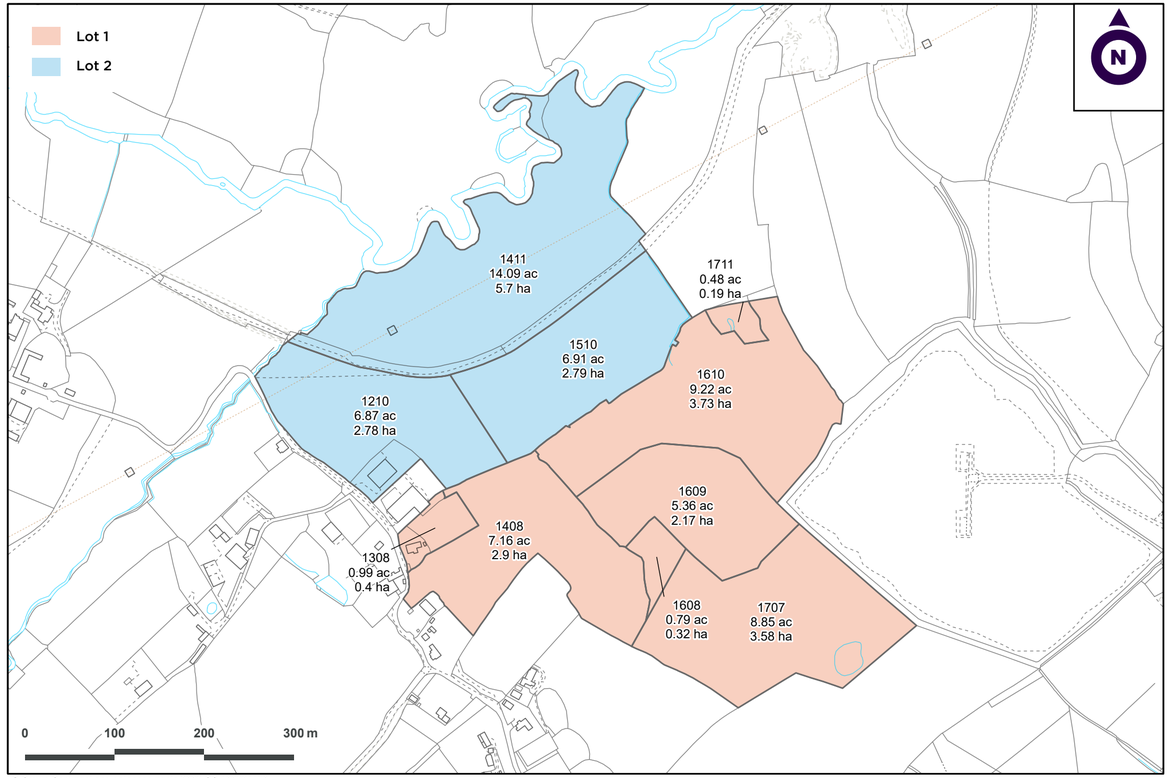
Directions

Proceed from the centre of Wellington towards Rockwell Green. Upon reaching the traffic lights in Rockwell Green, turn right signed Westford and Payton. Continue over the railway bridge and follow the road around to the left, passing through Westford. Continue out of Westford and follow the road around to the right. At the next left-hand bend, turn right signed Langford Budville. Henley Farm will be found on the right-hand side after about 150 yards. For Lot 2, continue down the hill, and the field gate will be found on the right-hand side toward the bottom of the hill.

what3words

Lot 1: ///stared.flown.tidal
Lot 2: ///september.detonated.owners





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Taunton

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