



Pond Farm

| Iminster, Somerset

| Carter Jonas

**Pond Farm  
Donyatt  
Ilminster  
Somerset  
TA19 0RG**

**A detached bungalow  
together with up to about  
45 acres of pastureland.**

Pond Farm comprises a detached three-bedroom bungalow for modernisation/refurbishment together with just over 45 acres of predominantly level pastureland in an accessible location close to/with frontage to the A358.

In all extending to 45.57 acres.

For sale by Informal Tender (unless sold prior) as a whole or in up to three separate lots.

**Carter Jonas**



**Location**

Pond Farm is located on the edge of the South Somerset village of Donyatt with easy access to the A303, the Blackdown Hills National Landscape (Area of Outstanding Natural Beauty) and the M5 motorway. The local town of Ilminster is just over two miles away and offers a wide range of facilities whilst the Somerset County Town of Taunton is also within easy reach.

**Lot 1: Pond Farm Bungalow**  
Pond Farm Bungalow comprises a detached bungalow under a tiled roof.

The accommodation comprises, front door to hall with three double bedrooms and a family bathroom, sitting room with fireplace, kitchen and dining room with solid-fuel range, rear hall with utility room and back door off.

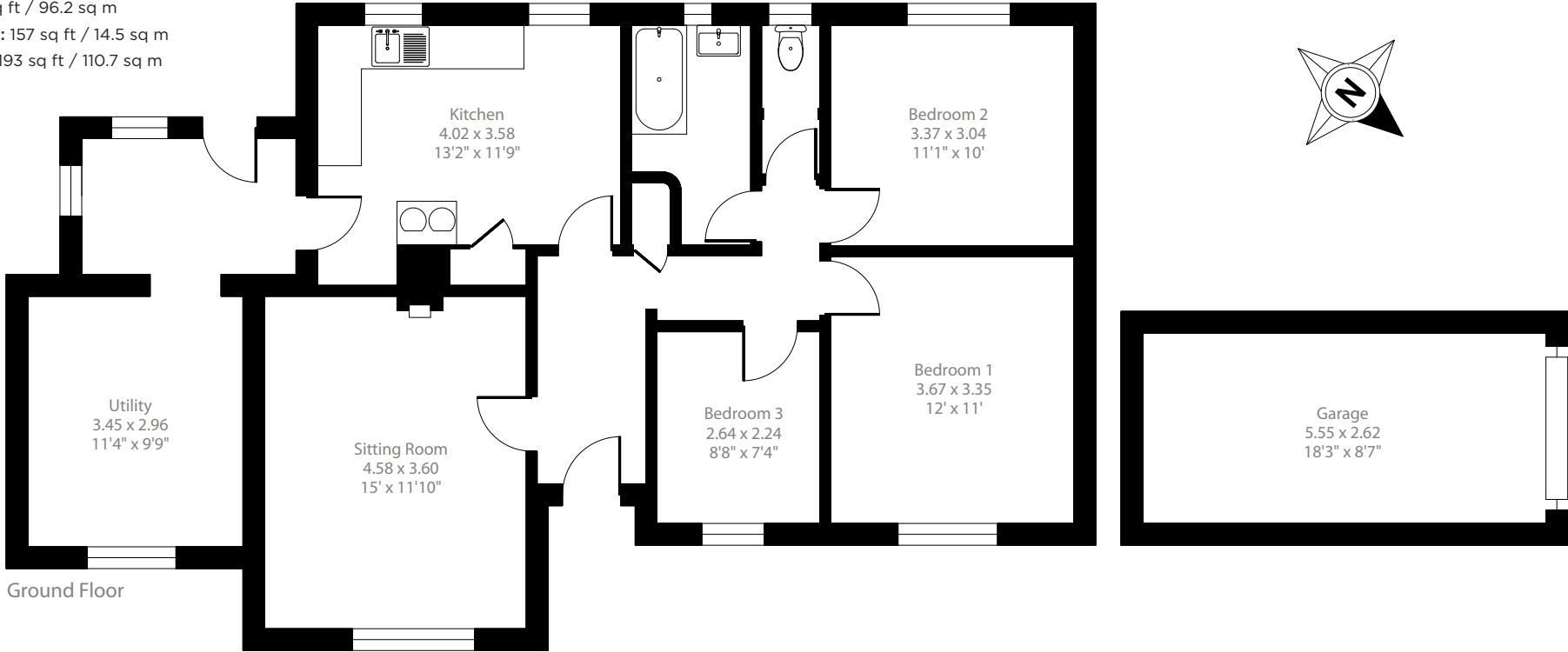
Outside, the property is set within a good-sized garden with an adjoining paddock to the front. There is a garage and garden shed to the rear of the bungalow. In all, Lot 1 extends to 0.45 of an acre. Access is off the lay-by adjoining the A358 to the east of the property.



# Floor plan

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Donyatt  
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Approximate Gross Internal Area:  
1036 sq ft / 96.2 sq m  
Garage: 157 sq ft / 14.5 sq m  
Total: 1193 sq ft / 110.7 sq m



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



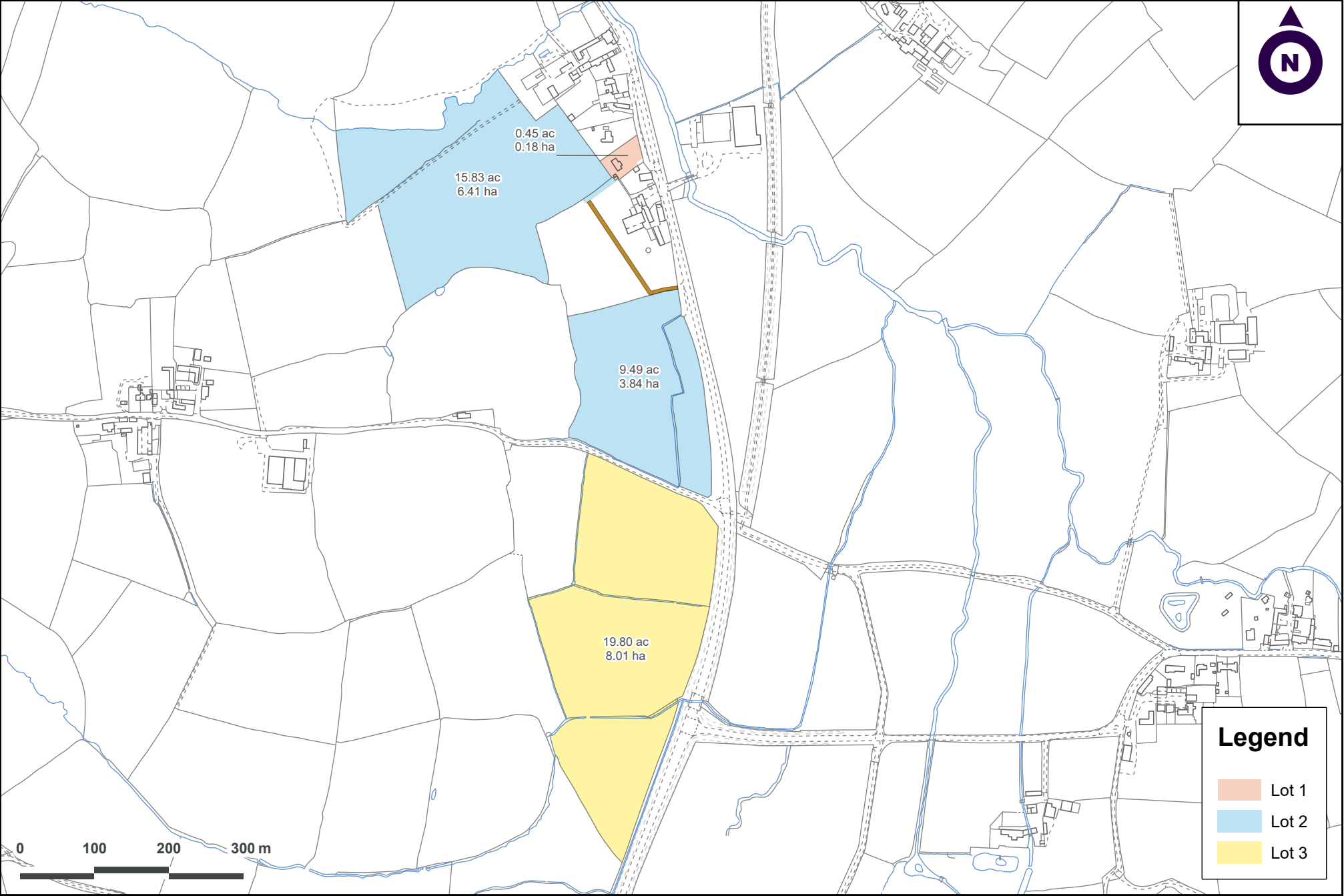
## Land

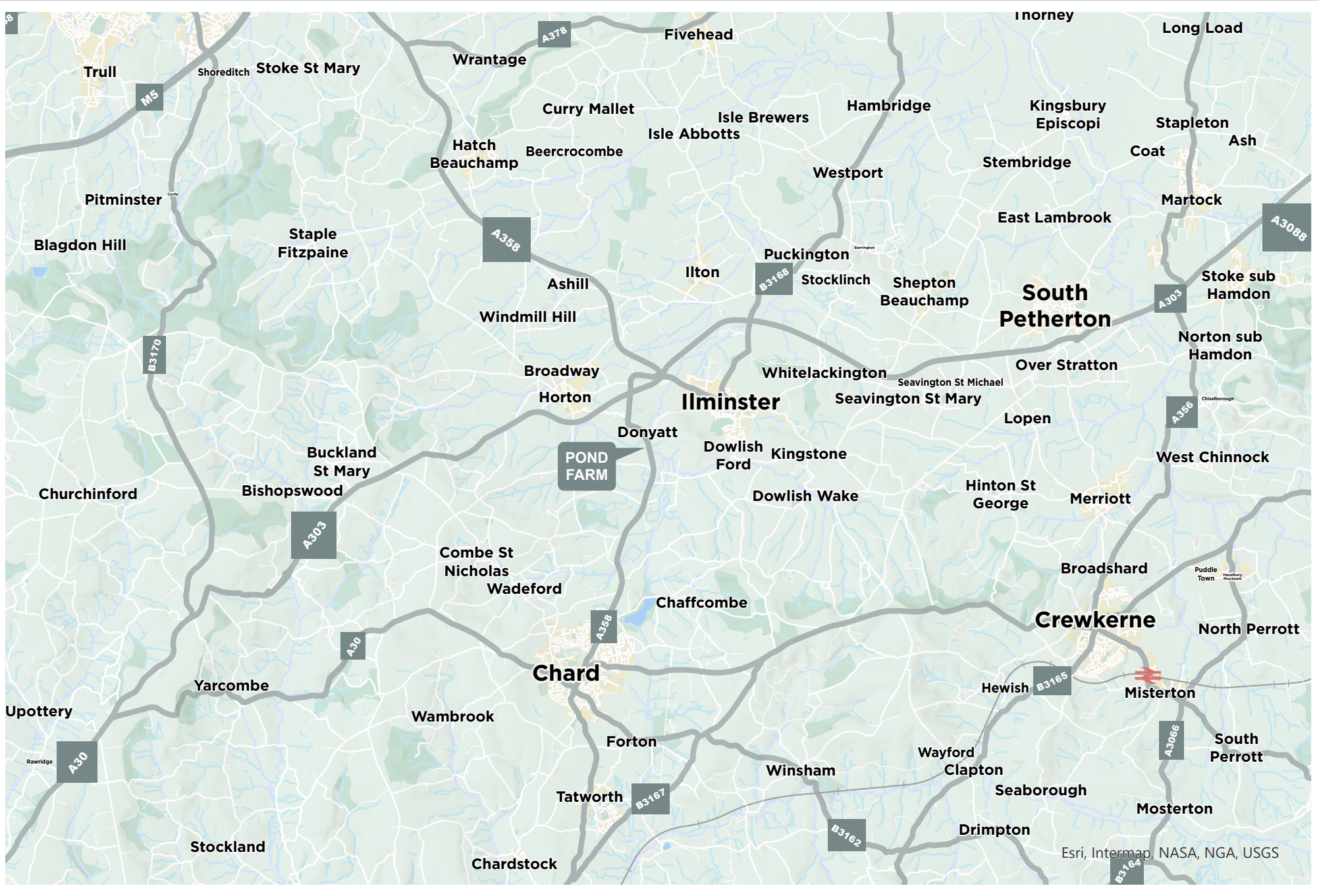
### Lot 2: 25.32 acres

Lot 2 comprises 25.32 acres of pastureland divided between three main fields. Access is available from the A358 and Stibbear Lane. Access is available to the northernmost field via a right of access over the land to the rear of Pond Farm Buildings.



**Lot 3: 19.80 acres**  
Lot 3 comprises 19.80 acres of pastureland divided between three main fields. Access is available from Stibbear Lane along the northern boundary.





Method of sale

The property is offered for sale as a whole or in three separate lots by Informal Tender (unless sold prior). Alternative lotting proposals will be considered by the Vendor and their Agents.

Lot 1 is offered for sale with a guide price of £350,000.

Lot 2 is offered for sale with a guide price of £325,000.

Lot 3 is offered for sale with a guide price of £250,000.

Tenders are due by midday on 30th September 2026. Tenders should be submitted via email to jack.mitchell@carterjonas.co.uk, or in writing addressed to Carter Jonas, Quad 4000, Blackbrook Park Avenue, Taunton, Somerset TA1 2PX with envelopes marked 'Tender for Pond Farm'. The Vendor reserves the right not to accept the highest or any Tender.

Tenure & Possession

The freehold of the property is offered for sale with vacant possession available upon completion. The land is occupied on a grazing licence until 30th September 2026.

Services

Pond Farm Bungalow is serviced by mains water, electricity, and drainage. Heating is currently from electric night storage heaters with a solid fuel range providing hot water.

The land is not connected to any services.

Covenants

Lot 1 (Pond Farm Bungalow) will be sold subject to a covenant to use the property as a single dwelling house and for associated ancillary purposes only.

The agricultural land will be sold subject to a covenant to use the land for agricultural, equestrian, horticultural and/or forestry purposes.

Access Rights

A right of access will be granted over the field to the rear of the Pond Farm Buildings to access the northern most field of Lot 2 from the southern parcel, and from the gate onto the A358. There is a public footpath through the property.

Health & Safety

Potential purchasers should take particular care when inspecting the property, bearing in mind especially the risk of sudden movements from machinery and vehicles which may be present and operating on the land 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 Rating

Pond Farm Bungalow has a current EPC rating of F.

Local Authority

Somerset Council  
www.somerset.gov.uk

Viewings

Viewings of the bungalow are by appointment with the agents, Carter Jonas, on 01823 428590. Lots 2 and 3 may be viewed on foot by potential purchasers during reasonable daylight hours after informing the agents.

Directions

At the Southfields Roundabout on the A303, take the exit onto the A358 signed to Donyatt. Follow this road towards Donyatt. Continue through the village of Donyatt and as the main road straightens out the turning onto the layby in front of the bungalow will be found on the right-hand side.



Lot 1: ///decorator.luggage.beak  
(Pond Farm Bungalow).

Lot 2: ///newlywed.admiral.crackled  
(entrance off Stibbear Lane).

Lot 3: ///condition.variously.snippets  
(entrance off Stibbear Lane).



## Taunton

01823 428 593 | [jack.mitchell@carterjonas.co.uk](mailto:jack.mitchell@carterjonas.co.uk)  
Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

## National Rural Agency

07880 084633 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)  
One Chapel Place, London W1G 0BG

## Important Information

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