COMPTON STREET

gth

COMPTON DUNDON









Somerset TA11 6PS

Street 3 miles; Somerton 4 miles; Yeovil 13 miles

3 | 5 | 4 | 150 sq m

A characterful barn conversion with versatile accommodation, including a self-contained annexe, set within a desirable village within just a 5 minute drive of Millfield School and the amenities in Street and Somerton. Offered to the market with no onward chain and ample scope to improve.

For Sale by Public Auction on Wednesday 21st of October at 2pm at Aldwick Estate, Redhill, Blagdon, Bristol BS40 5AL.

Auction Guide Price £450,000

DESCRIPTION

This attractive former farm house successfully blends traditional charm with generous and flexible living space, presenting an excellent opportunity for buyers seeking a versatile home, multi-generational living or income potential via a holiday let. The property offers clear scope for modernisation and enhancement, allowing a purchaser to truly make the home their own.

The main residence is arranged around a striking full-height reception hall at its heart, recently used as a dining room and showcasing a vaulted ceiling, exposed stonework, beams and a galleried landing, creating an impressive focal point. From here, the ground floor unfolds into well-proportioned reception rooms, including a comfortable sitting room and a dual aspect lounge with a traditional stone fireplace and log burning stove. The convenient position of the sitting room also affords the flexibility of accommodation that can serve either the annexe or main dwelling, depending upon a buyer's needs.

The kitchen provides a practical layout with direct access to the dining space, and is fitted with a range of wall and base level cabinetry, worktops and a drainer sink, with space for the usual appliances provided. A well appointed shower room completes the primary ground floor accommodation, enhancing the overall versatility of the accommodation.

To the first floor, a spacious galleried landing leads to three double bedrooms and a wash room, with the layout offering further

potential for reconfiguration if desired. The primary bedroom enjoys a vaulted ceiling with exposed beams, fitted wardrobe and its own ensuite bathroom.

A particular feature of the property is the self-contained attached annexe, benefiting from its own entrance yet also internally linked and providing a multitude of potential living arrangements. Accommodation comprises a versatile utility room for the main dwelling or kitchen for the annexe, potential sitting room depending upon it's allocation, two good size bedrooms and a traditional three piece bathroom with useful storage cupboard. This space is ideally suited for extended family, independent living, or as a holiday let/ income-generating opportunity (subject to any necessary consents).

SERVICES & OUTGOINGS

We understand that mains electric, and water are connected to the property. central heating with drainage

Council Tax: Somerset Council—Band F

DIRECTIONS

What3words:/// agent.fetch.overheat

ADDITIONAL INFORMATION

Broadband: Highest estimated download speed 80 Mbps (Ofcom) **Mobile Coverage:** Available via EE and O2, with limited connection via THREE and VODAFONE.

Flooding: The property is in an area at very low risk from surface water flooding and no risk from river/sea. (gov.uk)

METHOD OF SALE

The property will be offered for sale by Public Auction and online livestream auction on Wednesday 21st of October at 2pm at Aldwick Estate, Redhill, Blagdon, Bristol BS40 5AL. It is possible the property may be sold prior to the action date therefore it is advisable for interested parties to register their interest with the Agents and it is their responsibility to check with the Agents whether the property will still be offered on the auction date.

BUYERS ADMINISTRATION FEE

The successful purchaser(s) will be liable to pay a Buyer's Administration Fee based upon the eventual sale price to the selling Agents. See our Terms & Conditions for Livestream and In Room Auctions for further details.







BIDDER REGISTRATION

All potential bidders are required to register with their details with Greenslade Taylor Hunt **prior to the commencement** of the auction by completing the Online Bidder Registration. https://bit.ly/PropertyAuctionsGTH. **Registration for the auction closes 48 hours prior to the auction date**. Those attending the auction room to bid in person will need to complete a bidder registration form either online or at one of our offices.

All prospective bidders must provide 2 forms of Identification and source of funds in order to register.

Further details are available from the Agents upon request, or at the following link : Blog | A Guide to Buying Property At Auction? | GTH

AUCTION PACK

The Auction Pack, containing the contract and special conditions of sale, should be obtained online at future auctions held by Greenslade Taylor Hunt Online (eigroup.co.uk). These documents will not be read at the time of sale and all prospective purchasers will be deemed to have bid for the property in full knowledge of their contents and shall not raise any requisition or objection whatsoever thereafter.

CONVEYANCER

John Escott of Chubb Bulleid, Langler House, Market Place, Somerton, Somerset, TA11 7LZ. Tel: 01749 836100.
Email: john_escott@chubb-bulleid.co.uk

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

CONSUMER PROTECTION REGULATIONS

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.







VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

4 Parrett Close, Langport, Somerset, TA10 9PG

Email: residential.langport@gth.net

Tel: 01458 250589 | Ref: WEL260094

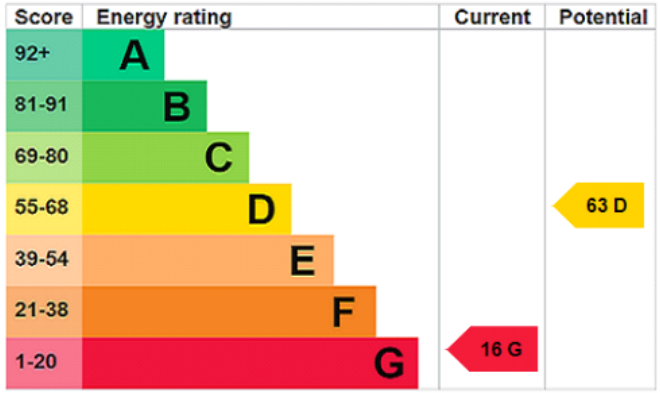
GREENSLADE TAYLOR HUNT
www.gth.net

Guide Price:

An indication of the seller's current minimum price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price:

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller **and the** auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

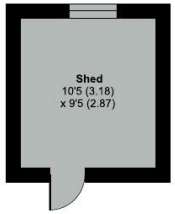


Compton Street, Compton Dundon, Somerton, TA11 6PS

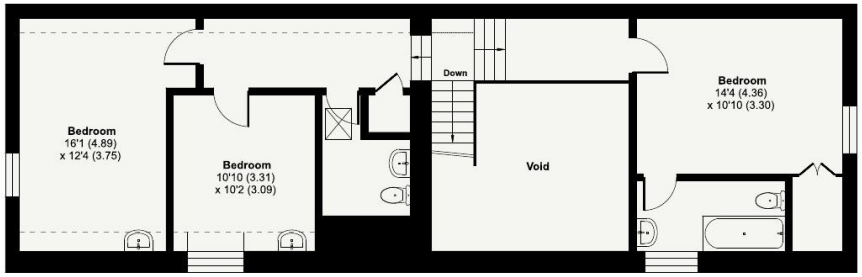
Approximate Area = 1614 sq ft / 149.9 sq m (excludes void)
Limited Use Area(s) = 57 sq ft / 5.2 sq m
Annexe = 492 sq ft / 45.7 sq m
Outbuilding = 98 sq ft / 9.1 sq m
Total = 2261 sq ft / 209.9 sq m
For identification only - Not to scale



Denotes restricted head height



OUTBUILDING



FIRST FLOOR



ANNEXE

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1524221

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HOME FARM