



Clayhill Farm Residential

Charlynch Lane, Charlynch, Bridgwater TA5 2PH

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Clayhill house is a substantial, attractive, detached farmhouse, set within an enviable position, enjoying exceptional views across glorious open countryside, towards the majestic Quantock Hills.

- Centuries old detached farmhouse
- 5 Bedrooms, 5 bathrooms (3 en suites)
- 5 Reception rooms
- Glorious open plan kitchen
- Boot room and laundry
- Double glazed Victorian sash windows
- Original wooden flooring
- Summer room with underfloor heating

The property has a colourful history dating back, and referenced in, the Domesday Book. The property, through the centuries, has since passed through a number of wealthy aristocratic landowners.

More recently the property remained in the same family since 1943 and was sold in 2014 to its current owners, who embarked on an ambitious and comprehensive detailed restoration programme of the main house, supporting outbuildings and impressive gardens and grounds.

An impressive modern, contemporary designed five-bedroom family home, retaining many period features and finished to a high specification. The current owners have sensitively restored much of the charm and character of the property, whilst





at the same time utilised latest technology in heating and insulation, to meet the current day running and efficiency costs.

The accommodation comprises: entrance porch, with original flagstone flooring, leading to double doors and into a spacious reception room. The original wood flooring extends across the ground floor and has been fully insulated and beautifully restored. Original plasterwork, deep skirts and picture rails are a key feature. The original window shutters, surround the double glazed Victorian sash windows, which have been replaced throughout to upgrade the efficiency of the house.

The main reception rooms follow on to include the drawing room, with high ceilings with attractive plasterwork and picture rails. A central feature being an open fireplace with an ornate surround. A large sash window with views out to the front, French doors open out to a decked entertaining area. A second reception room, with large sash window and exposed Triscombe stone walls, currently used as a games room. To the other side, a large living room provides a relaxing space, with inset Clearview wood burning stove and attractive wood storage. All of which include stylish interior decorations.

Access leads through to the utilities, including a large boot/boiler room. A downstairs bath/shower room and a fully fitted laundry. An internal lobby area, with bar to the side, connects into the breakfast/dining area, which in turn opens into the main kitchen. A feature Clearview wood burning stove is to the side, with a large dresser along the far wall. The original cider press, the central focus to the kitchen, has been cleverly adapted and used as a workstation island. The original bread oven has also been adapted to integrate with a large Rangemaster oven. Wall and base oak units provide extensive storage with a large walk-in pantry. Velux light windows allow an abundance of natural light in. Large ceramic butler sink, with integrated dishwasher to the side. Oak French doors open into an oak framed garden room, with views to the private gardens and the decked outside entertaining space,











with an attractive ornamental lake beyond. Internal glazed doors lead off to the inner hallway.

An attractive Georgian staircase leads up to the first floor. The principal bedroom is exceptionally spacious and includes a built-in closet. A large sash window enjoys elevated views out to countryside. A recently fitted en suite shower room, has been finished to a high specification, with views looking out to the rear garden. Three further double bedrooms, one of which has a lounge area and a private bathroom, and an individually designed en suite shower room. The main family bathroom is a key feature, with a large walk-in shower. A free-standing roll top bath with secluded views out to stunning countryside; attractive, original 17th century cast iron fireplace. Loft with ladder access to extensive roof storage space.

OUTBUILDINGS, GARDENS & GROUNDS

The surrounding outbuildings have been upgraded and converted to office space, garaging and workshops. This includes the original cider barn, which now provides storage for 6 tonnes of wood pellet. Private office to the side. Large garage with electric roller door and side access. A converted chicken shed provides a large workshop studio, with full electrics, WiFi and a wood burning stove; shower room and WC to one side. Additional office rooms and and pump house with outbuildings to the far end offering further to extend, if so desired.

Clayhill Farm can be found along a private no through entrance drive that opens out to the property.

The original gardens open out from the rear of the house and have been beautifully landscaped. This includes a stunning natural lake that attracts a wide variety of wildlife with an island, as a safe haven for nesting birds, accessed by a small wooden bridge. A summer house with a wood burning stove enjoys the lakeside views. An original icehouse, with natural spring, is to the side.



The main lawns extend out linking established ornamental borders, filled with a variety of plants offering colour and interest throughout the year. A large, decked area connects the main house, giving a spacious outside entertaining space. Outside kitchen with power and light, BBQ and Pizza Oven and preparation space. Opposite, is a sunken seating area with fire pit. Saltwater swimming pool 12m x 6m area with flag stone terracing enjoying a southerly aspect, with a substantial frame for a large kite sail shading. Changing area with shower and toilet and poolside equipment store, with air source heating.

Access continues into a productive walled kitchen garden, which allows the current owners to be self-sufficient with their produce. This area includes a variety of fertile beds and raised borders, with established fruit trees, caged area for soft fruit, and a chicken coop and run to the far side. A small wildlife pond encourages natural pest control. Further tool stores and a potting shed run along one side. Access into a small courtyard with access to the kitchen is beyond. Surrounding the area is an area of grazing and pasture, approximately 7.65 acres.

SITUATION

Clayhill Farm occupies a peaceful, rural location, surrounded by outstanding views looking across open countryside towards the Quantock Hills. The property is set within the rural hamlet of Charlynch, located on the outskirts of Spaxton. which benefits from a village hall, local shop/post office, garage, primary school, parish church and country pub. The nearest town of Bridgwater is approximately 4 miles with the county town Taunton, .about 10 miles away, with an extensive range of shopping, leisure and scholastic facilities. The area has a good variety of sports facilities with golf clubs, horse riding and tennis and is home to the County Cricket Ground. A main line station with trains to London Paddington taking an hour and forty five minutes; the M5 is joined at junction 25 or 24 and providing, easy access to Bristol and The Midlands.





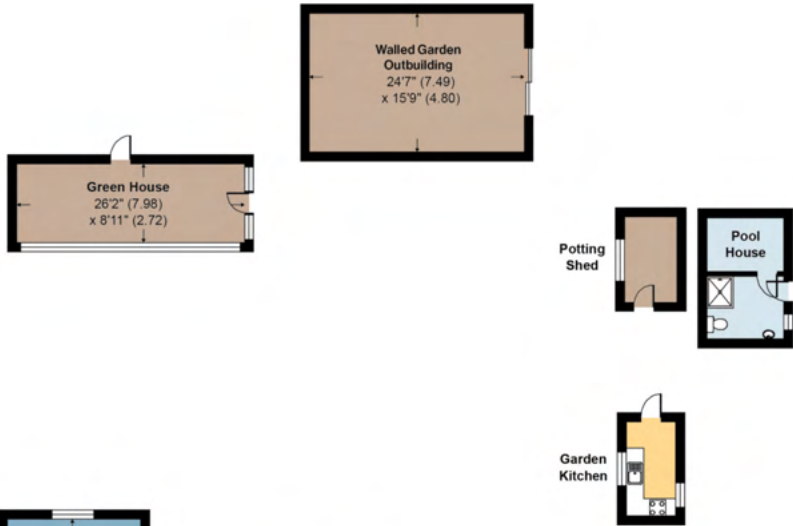
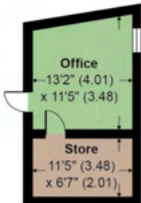
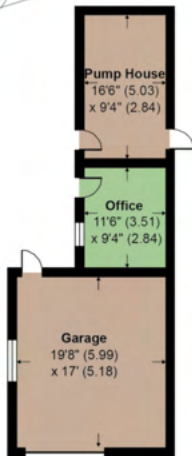
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Approximate Area = 5927 sq ft / 550.6 sq m (includes garage)
 Outbuildings = 12704 sq ft / 1180.2 sq m
 Total = 18631 sq ft / 1730.8 sq m

For identification only - Not to scale



- Accomodation
- Living Space
- Commercial Space
- Utilities
- Development Potential



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2023. Produced for Humberts. REF: 941635



DIRECTIONS

From Taunton proceed in a northerly direction pass through the village of Kingston St. Mary. Carry on towards The Pines crossroad. Take the turning right sign posted to Spaxton, continue along the road towards Enmore and take the second turning left. Drive through the gates to Barford Park, continue to Four Forks crossroads, passing the Lamb Inn on the left. Proceed over the crossroads into Charlynch Road; drive on for a couple of miles. The private drive entrance can be seen on the right-hand side, highlighted by a large Clayhill Art Centre sign. Follow along the private lane until reaching the property.

SERVICES & LOCAL AUTHORITY

Mains electricity, water and drainage. Biomass Pellet boiler, Wood for heating. Domestic Renewable Heat Incentive generating £8,000+ per annum.

Sedgemoor - Council Tax Band G

ENERGY PERFORMANCE CERTIFICATE

- Rating C

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Clayhill Farm includes a comprehensive range of outbuildings that originally supported and formed a major part of a thriving and productive dairy farm, which was acquired almost 10 years ago by the current owners, who saw a massive and exciting re- development and business opportunity. As its fabulous location is so conveniently positioned in a most desirable part of the South West, with excellent M5 motorway links only a short distance away connecting them easily to the whole of the UK. Supported by the main rail links to all major cities, including London, they recognised it was the perfect place to start their business. Surrounded by arguably the most stunning outlook of the majestic Quantock Hills, an Area of Natural Outstanding Beauty, (ANOB), alongside uninterrupted views of the West Somerset countryside.

BUILDINGS

- 8 Large/Double en suite bedrooms
- Cinema - 886.66sq ft
- Workshop - 1958.68 sq ft
- Granary - 969 sq ft and Studio - 844.85 sq ft
- Barn - 1033.19 sq ft with 2 further open dutch barns

The current owners set out their vision for a residential arts, educational and hospitality business and embarked on a





highly ambitious conversion of all the outbuildings. Using local craftsmen, builders and specialist architects they wanted to utilise every inch of floor space. They sensitively tried to retain as much of the original history including wonderful features of its agricultural past, whilst at the same time introducing a contemporary state of the art design, finished to a high specification, creating a most impressive business facility. As such it offers immense flexibility and versatility for other exciting business ventures.

- Main entrance leading through to Granary and Studio, with disabled lift (6 monthly service record and contract in place) Underfloor heating throughout all communal areas.
- Lobby with two separate WC's one designated disabled access. Storage above WC area and laundry/cleaning storage.
- Granary with lounge area, wood stove, Velux roof windows, original wooden beams and brick floor. Open kitchen with bread oven (not in use) and original chimney. Electric induction hob Rangemaster, fully fitted kitchen.
- Office Mezzanine – with separate entrance, roof terrace, space for 4 employees, access to storage area, a long gallery, original grain crane.
- Large studio/hall space with open beams with inset lighting, sound system and projection equipment, polished concrete flooring, Velux roof windows with electric shutters.
- 8 separate bedrooms all with en suite with heated de-mist mirrors. 4 large (twin or king size) 4 double all with original features (stone and beams) Velux roof windows with electric shutters.
- All furniture and fittings included as part of the sale including 3 sets of linen per bed.











- Boiler room – houses all services and privately accessible. Biomass boiler (commercial RHI boiler generates £8000 - £10000 per annum, dependent on usage), Pellet store (4tn), electrical servicing and solar controls.

- Inline Solar array on granary roof – 12kw -3 phase connection to barns

- EPC A grade, full wired fire alarm system, emergency lighting, Wi-Fi connected heating and hot water system.

- Large open Dutch barn to the side of the studio with storage container, external festoon lighting and power supply

- Cinema Barn – with bar and ticket office, projector room, seating for 40 people, large automatic 4m wide screen and sound equipment. Cinema Licence in place.

- Workshop – with fully fitted kitchen and toilet, large open, multi use space, large wood burner, sinks, 3 phase electric points, mezzanine, inbuilt storage container with lighting, store and garden workshop with roller shutter.

THE YARD

- Additional barn & car parking space for development

GARDENS AND GROUNDS

There are extensive gardens with a fire pit, external seating, BBQ area, wood store, pergola, pond, planting and trees, private courtyard, external lighting.

Field with wild grasses and walking route to lake.

Car Park for 8 car spaces with overflow parking.

ENVIRONMENT

The current owners wanted to create a business that had as little impact as possible, but also gave back as much as possible, using the latest research, technology and ideas to connect to the wider environment through learning, living and eating.



The owners redeveloped the building using the latest renewable technology to power and heat; used a natural spring to provide water; used local sourcing and worked around the local ecology. They felt that they had to both take responsibility for the local environment and be its advocate by showing what is possible, with only a few tweaks and adjustments to how they lived, worked and learnt. The renovation brought the buildings back to life using both traditional techniques and recycled materials. Builders and building materials were all sourced locally and waste was recycled on site (e.g. waste concrete was crushed and reused in the building). Building materials were either reused or sourced from local reclaim yards; the large cow shed that occupied the space that is now the garden, was taken apart and rebuilt on a nearby farm. The building is insulated to current building regulation standards and boasts an A rating on the buildings energy performance certificate.



HEATING

The buildings are heated using the latest efficient biomass technology. This provides the heat throughout the main buildings and bedrooms using both under floor heating and controlled radiators. Biomass technology burns wooden pellets to heat a central heat store; this heat is then used to heat the space and hot water. The biomass pellets are carbon neutral (carbon released is equal to the amount captured during the trees life) and are delivered from a local company and produced in the UK. The buildings currently burn 12 tonnes of biomass fuel, that's equivalent to two trees but more importantly offsets 5700 cubic meters of gas or 8220 litres of oil.

Heating is controlled by smart thermostats that are programmed to ensure heat efficiency and comfort. They can be controlled remotely and respond to building use i.e. rooms that are not used can be reduced to save energy. The buildings have also been designed to benefit from the solar heat from the sun. The windows on the south face of the building have been maximised to generate heat in the granary and the studio. The giant double glazed windows on the south edge of the studio building generate enough solar energy to heat this space throughout the year.





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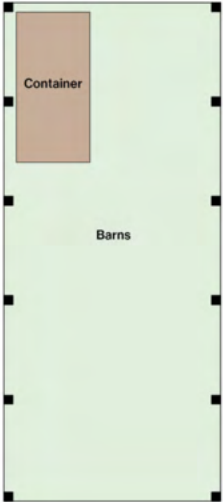
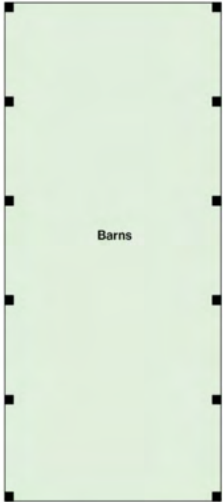
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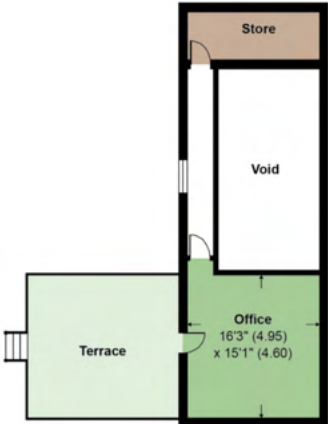
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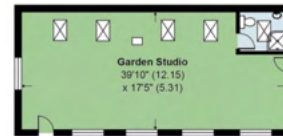
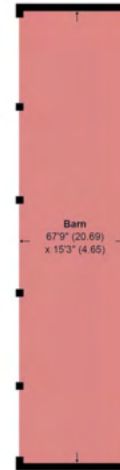
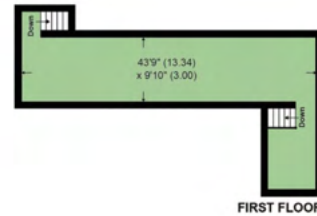
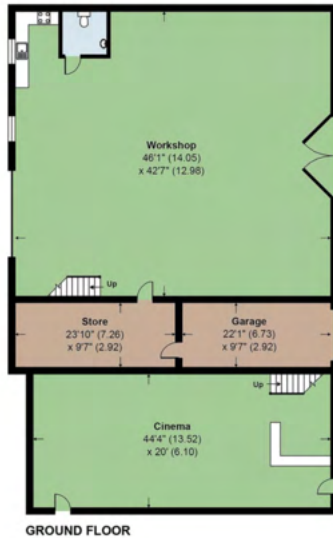
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ELECTRICITY

The granary boasts a large 3 phase solar array, which provides the buildings electricity and exports electricity back to the grid when demand is low. This is designed to act as part of the roof covering and is designed to generate 7998 kwh per year, the equivalent of the total electrical usage of 2 average UK homes. All lighting throughout the building is low LED and on timers, or sensors, where appropriate. All appliances are A++ rated. Usage is analysed throughout the year to maximise efficiency.

WATER

All water used on site comes from a natural spring, which is processed and managed by the owners. The bottom field boasts a natural spring which pumps, softened, cleansed and purified water before being pumped into the barns. To keep water usage low by using dual flush mechanisms, grey water in toilets and gardens and water efficient appliances. The waste water is processed by a bio digester and releases the clean water back into a local water course.

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ENERGY PERFORMANCE CERTIFICATE - Non Domestic A- 20 - For further information www.clayhillarts.co.uk

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