



Hill Farm

Taunton, Somerset

**Carter Jonas**

# Hill Farm West Monkton Taunton Somerset TA2 8LP

**A privately situated residential farm on the edge of the Quantock Hills.**

Hill Farm comprises a well-situated residential farm serviced by a detached stone farmhouse together with traditional and modern farm buildings suitable for a range of uses, a former grain store with permission for conversion/potential for demolition and replacement with a dwelling, and surrounding pasture and arable land. The farm is situated in a private location close to the Quantock Hills but within easy reach of the Somerset County Town of Taunton.

In all extending to 38.50 acres.

For sale by private treaty as a whole or in up to three separate lots.



## Location

Hill Farm is situated in a private location on the edge of the Quantock Hills National Landscape (Area of Outstanding Natural Beauty), a particularly attractive part of Somerset.

Hill Farmhouse occupies a sheltered and south facing position whilst the land within the holding benefits from excellent views over the adjoining farmland and across the Taunton Vale to the Blackdown Hills.

The villages of West Monkton and Thurloxtton are within easy reach, as is the Somerset County Town of Taunton, which is less than five miles away.

The M5 motorway at Junction 25 is also less than five miles away. There is a regular train service from Taunton to Bristol, the midlands, or London Paddington with the fast train to London taking less than two hours. The regional airport at Bristol is within easy reach, as is Exeter airport.

There are an excellent range of state and independent schools in the area including Taunton School, Kings College, and Queens College in Taunton plus Wellington School, and Millfield. The area is renowned for a range of equestrian and sporting activities including racing at Taunton and Exeter. Golf is available at Burnham, Enmore, and Oake. There are also numerous shoots within the locality.

## Farmhouse

Hill Farmhouse comprises a detached stone and tile dwelling offering accommodation comprising, on the ground floor, entrance porch to kitchen with former dairy/utility adjoining and pantry off. Dining room, with double doors to patio and garden, and leading to hall with stairs to first floor and front door to garden. Sitting room with fireplace with Woodwarm wood burning stove, leading to office/study.

On the first floor, a landing provides access to three double bedrooms, a single bedroom, and a recently updated family bathroom.

Outside, there is a south facing lawned and walled garden and off the western end of the farmhouse is a lean-to store and WC, both of which could be incorporated to the adjoining former dairy/utility/kitchen if desired.



## Floor plan

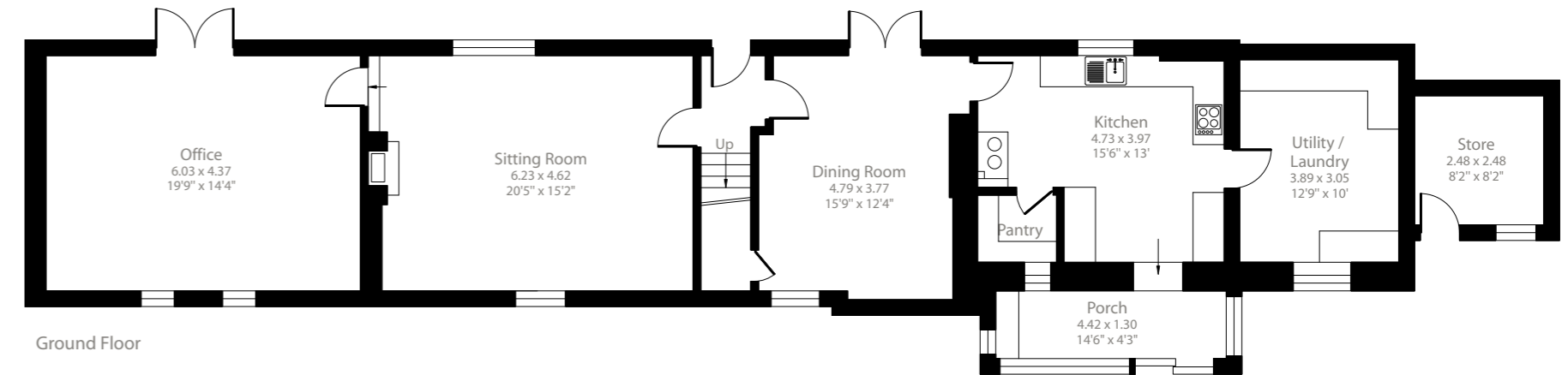


Hill Farm  
West Monkton  
Taunton  
Somerset  
TA2 8LP

Approximate Gross Internal Area:  
2221 sq ft / 206.3 sq m  
Outbuilding: 66 sq ft / 6.1 sq m  
Total: 2,287 sq ft / 212.4 sq m



First Floor



Ground Floor

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



## Buildings

Situated to the north of the farmhouse is a range of modern and traditional buildings. There is an attractive range of stone buildings opposite the farmhouse with potential for a range of uses, together with more recently constructed steel framed buildings formerly used for a dairy herd. The farm buildings more specifically comprise:

1. Traditional stone and slate barn providing workshop, former stables, garage, and store (18m x 5m).
2. Traditional stone and slate wagon house/log shed (9.58m x 6.19m).
3. Traditional stone and fibre cement machinery store (9.30m x 4.65m).
4. Four bay steel framed machinery store (18.29m x 5.50m).
5. Former poultry shed of a timber and tin construction (18.29m x 9.15m).
6. Former poultry shed of a timber and tin construction (15.25m x 12.20m).
7. Six bay steel framed loose housing shed with concrete block and Yorkshire board clad elevations under a fibre cement roof (27.45m x 12.20m).
8. Six bay steel framed cattle shed/parlour/dairy/collecting yard constructed with concrete panel and Yorkshire board clad elevations under a fibre cement roof (27.45m x 22.85m).
9. Six bay steel framed covered feed area under a fibre cement roof (27.45m x 4.90m).

Situated to the rear of Building Nos. 7/8/9 are two adjoining silage clamps with concrete panel and earth banked walls with concrete floor.

10. Block and fibre cement former stables (9.15m x 6.10m) with timber clad and fibre cement lean-to off (4.60m x 3.05m).

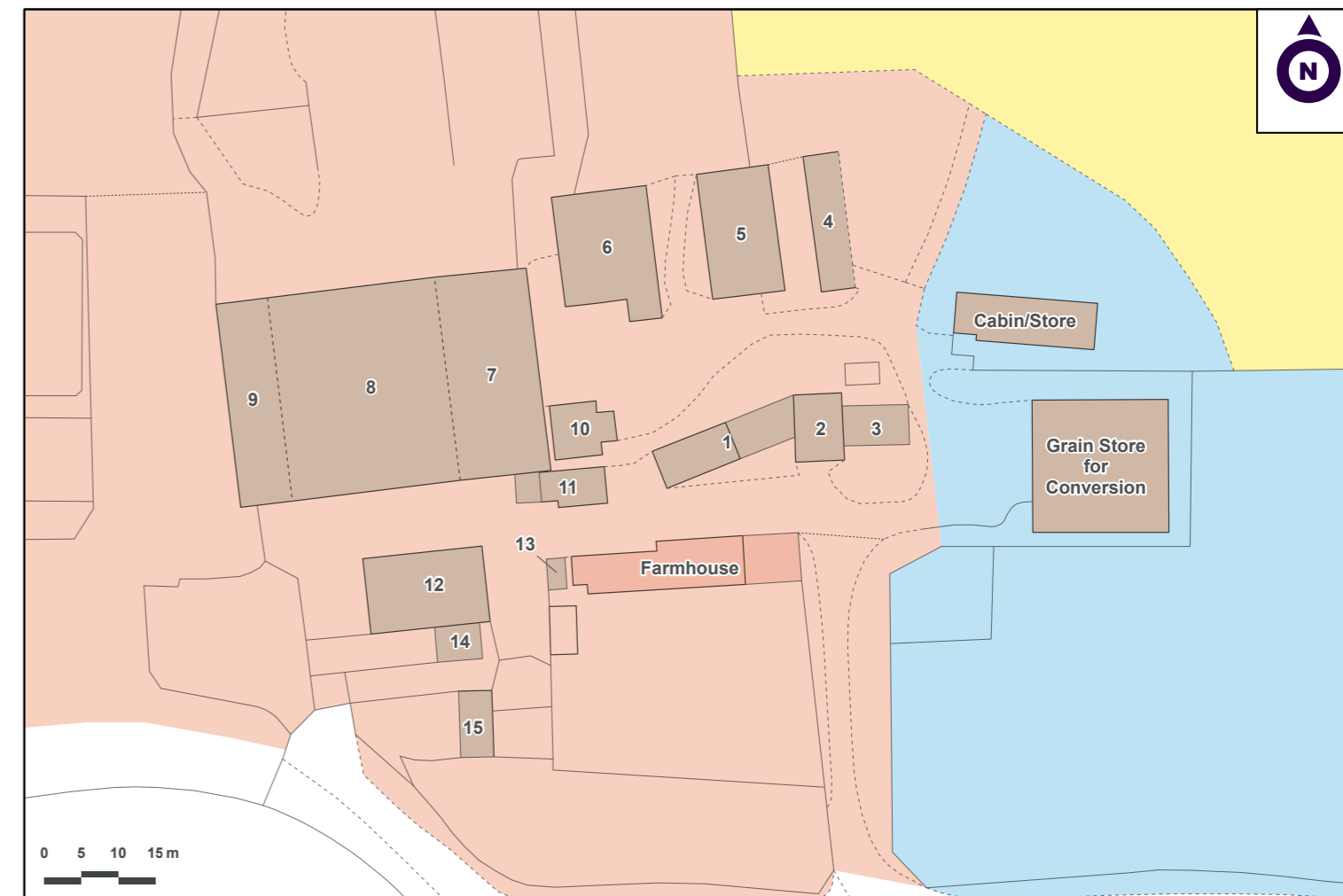
11. Pump house and store of block/stone/brick elevations under a tin roof.

12. Block and fibre former cement calf house (16m x 10m).

13. Coal shed constructed of stone and block walls under a tin mono pitched roof.

14. Redundant steel and tin milking parlour.

15. Former bull pen constructed of stone and block walls under a tiled roof (9m x 6m).





### Land

The land within Lot 1 comprises a gently sloping pasture enclosure which runs up from the rear of the farm buildings to the northern boundary of the holding. This includes several interspersed areas of attractive woodland and benefits from excellent views to the south over the Taunton Vale. In all, Lot 1 extends to 15.60 acres.



## Lot 2

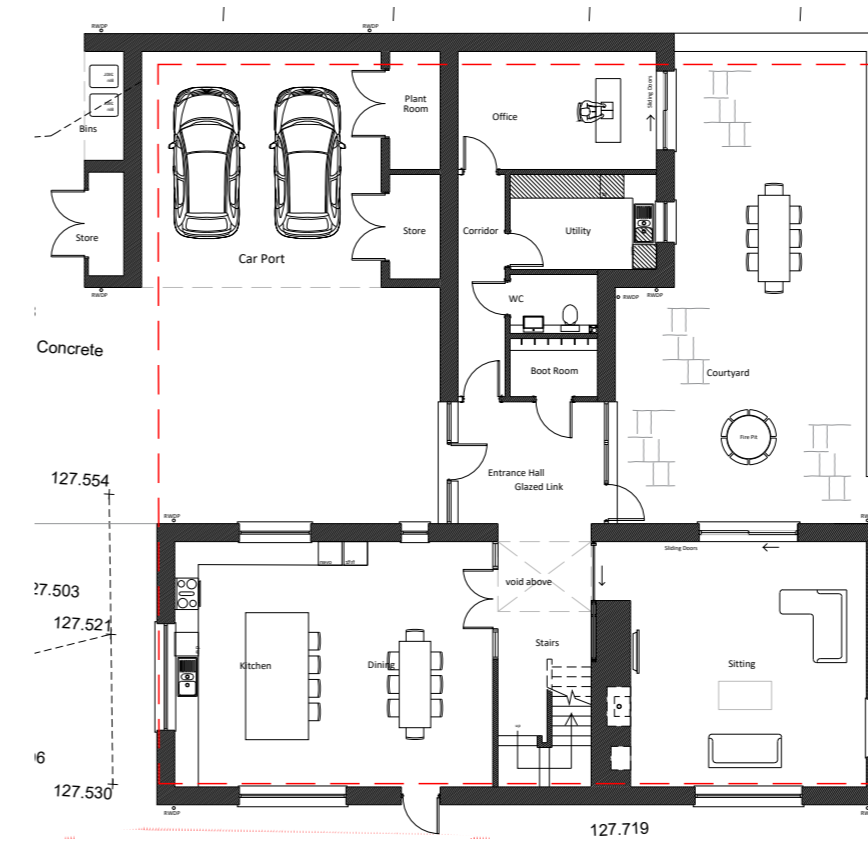
Lot 2 comprises the former grain store/workshop on the eastern side of the farmstead. Permission exists for the conversion of this building to two no. dwellings, and an application is live for the replacement of this building with a substantial four-bedroom dwelling under application reference 48/26/0009.

In addition to the grain store, there is a further building situated above to the north of timber elevations under a tin roof. This building could provide temporary accommodation if desired whilst building works are undertaken.

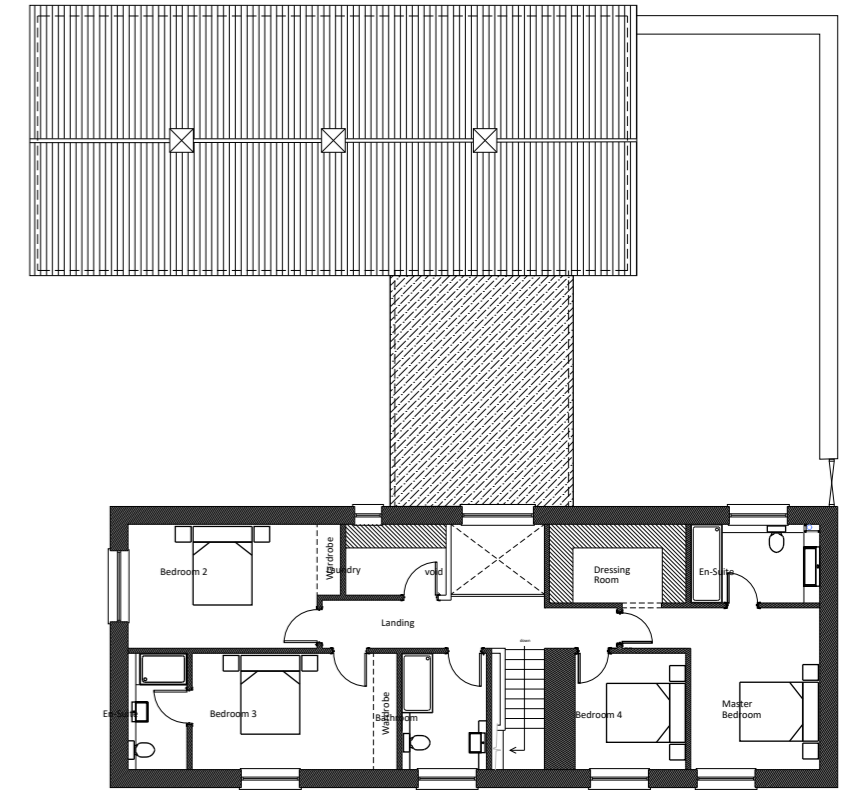
Situated to the east of the buildings is adjoining land currently laid to pasture. In all, Lot 2 extends to 2.23 acres.



## Lot 2-Proposed Floorplans



Proposed Ground Floor

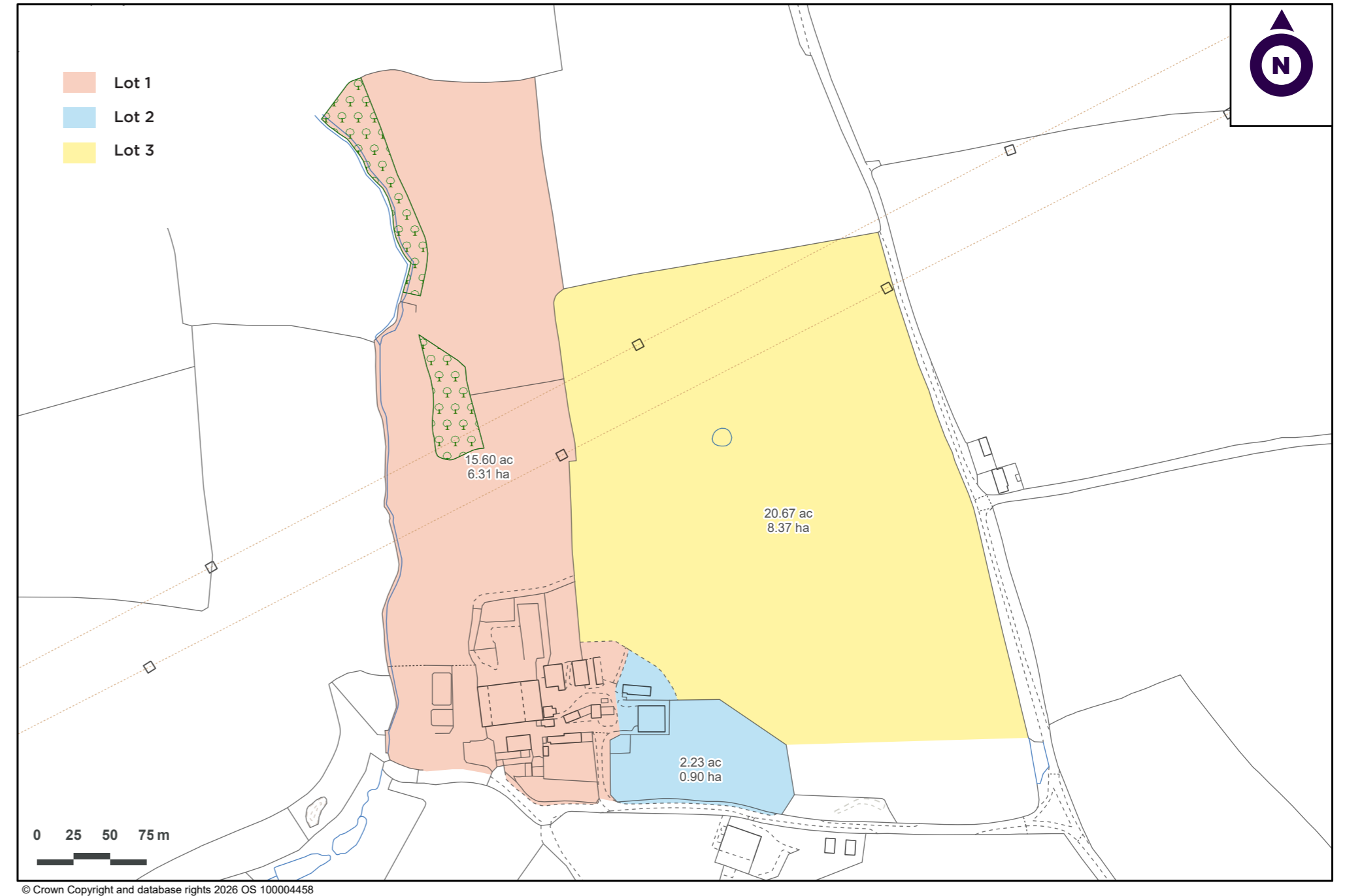


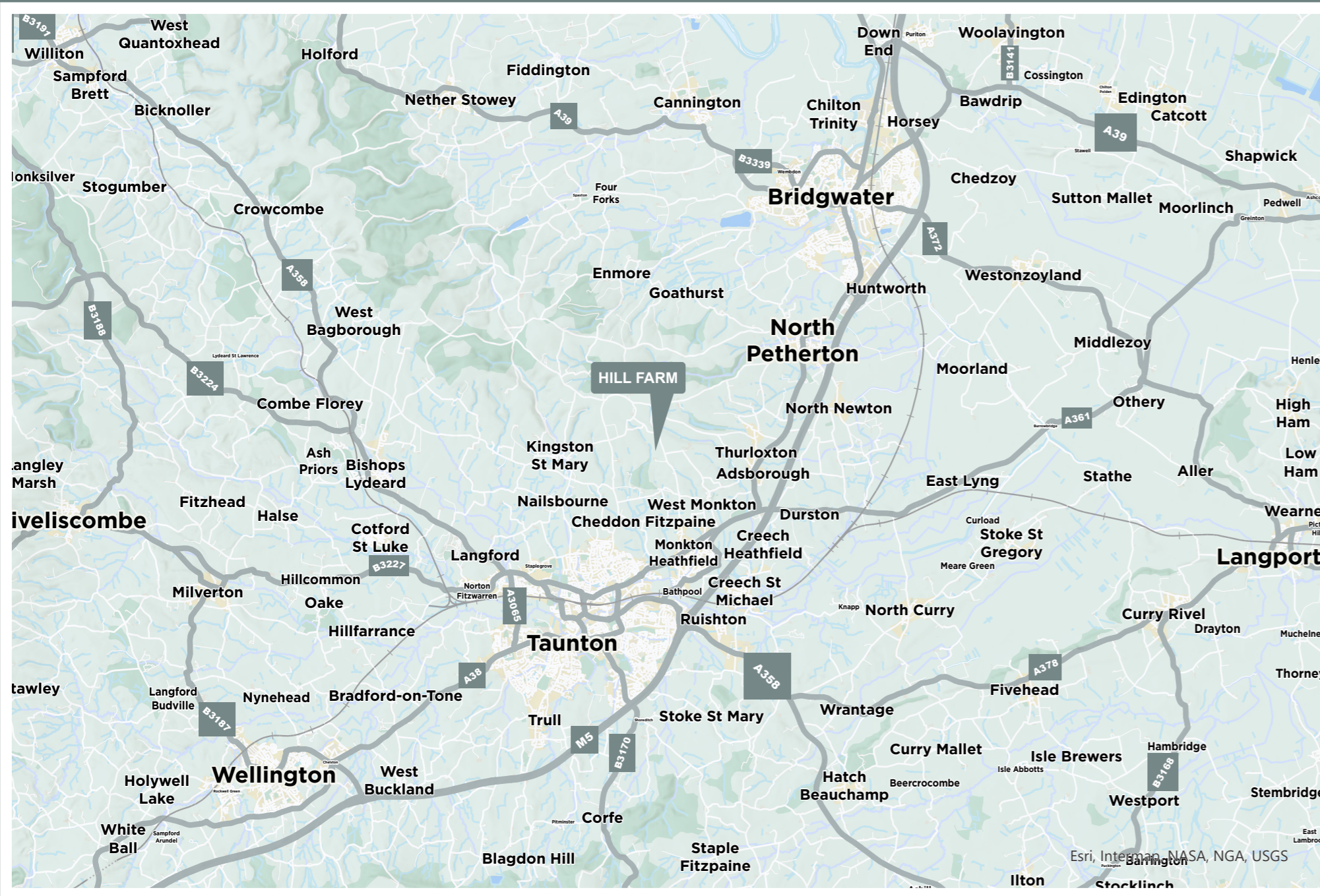
Proposed First Floor

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### Lot 3

Lot 3 comprises the gently sloping arable field enclosure to the east of Hill Farm.  
Access is available from the council-maintained road along the eastern boundary.  
Lot 3 totals 20.67 acres.





**Method of sale**

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

**Tenure & Possession**

The freehold of the property is offered for sale with vacant possession available upon completion.

**Planning**

Permission was granted for the conversion of the former grain store within Lot 2 to two no. dwellings in August 2025 under application reference 48/25/0020/CQ.

An application has subsequently been submitted for the replacement of the grain store with a substantial four-bedroom detached dwelling under application reference 48/26/0009.

**Services**

Hill Farm is serviced by mains electricity (three phase) with private water and drainage. Hill Farmhouse is serviced by oil-fired central heating from a recently installed external boiler.

**Wayleaves, Easements & Rights of Way**

Should Lot 2 be sold separately to Lot 1, a right of access will be granted for Lot 2. There is a public footpath running through Lots 2 and 3 to the east of the farm buildings. Wayleave payments are due in respect of the pylons within the holding.

**Health & Safety**

Potential purchasers are required to take particular care when inspecting the property, bearing in mind especially the risk of sudden movements from livestock or 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.

**VAT**

The property is opted to tax. Further details are available from the agents.

**EPC Rating**

Hill Farmhouse has a current energy efficiency rating of F.

**Local Authority**

Somerset Council  
(West Somerset and Taunton)  
[www.somerset.gov.uk](http://www.somerset.gov.uk)

**Viewings**

Viewings are by appointment with the vendor's agents, Carter Jonas, on 01823 428590.

**Directions**

From J25 of the M5 motorway, head towards Taunton (A358), turn right at the Toneway traffic lights onto Bridgwater Road (A38). Take the first exit at the roundabout and follow the road onto Milton Hill. Take the second exit at the roundabout to stay on Milton Hill, take the first exit at the next roundabout and shortly turn right onto Yallands Hill. After about half a mile, turn left onto Mead Way. Follow this road until reaching the sharp left-hand bend. Turn right (continuing straight on) signed Broomfield. Climb the hill and continue straight on for about one mile, turning left onto the no-through road at the grass triangle with the oak trees. The entrance to Hill Farm will be found on the right-hand side.



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## 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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