



£165,000

*At a glance...*



N/A



N/A



N/A

EPC

TBC

COUNCIL  
TAX

N/A

**holland  
& odam**

The Church Hall & Schoolrooms  
Main Road  
Westonzoyland  
Bridgwater  
TA7 0EB

**TO VIEW**

Market Place, Somerton  
Somerset, TA11 7NB

**01458 785100**

[somerton@hollandandodam.co.uk](mailto:somerton@hollandandodam.co.uk)



## Directions

Leaving the office turn right and go through the town and follow the B3153 to Langport. When reaching Shires Garage (approx 4 miles) turn right onto the A372. Continue on this road for approx 4.4 miles crossing the A361 at the staggered junction and continuing on the A372. After another 3 miles you will enter the village of Westonzoyland. Follow the road and the property will be found on the left hand side, indicated by our h&o board.

## Services

Mains electricity, water and drainage are connected. Electric heating via wall mounted heaters.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

The historic village of Westonzoyland is approximately 4 miles to the east of Bridgwater and offers local amenities including a village shop, inn, church, butchers and primary school. Bridgwater offers a wide range of amenities including retail, educational and leisure facilities. Junctions 23 and 24 of the M5 motorway allow easy access to Bristol and Exeter. Main line rail links are available via Bridgwater Railway station along with a daily coach service to London Hammersmith from Bridgwater bus station.

## Insight

An exceptional development opportunity to convert or re-purpose a former Church Hall and School Rooms, situated in the ever popular village of Westonzoyland. This historic yet unlisted detached property holds immense potential for transformation, subject to obtaining the necessary planning permissions and consents. Westonzoyland is known for its community spirit and historical significance, making it an ideal location for a re-development project and the chance to contribute to the preservation and enhancement of Westonzoyland's heritage.

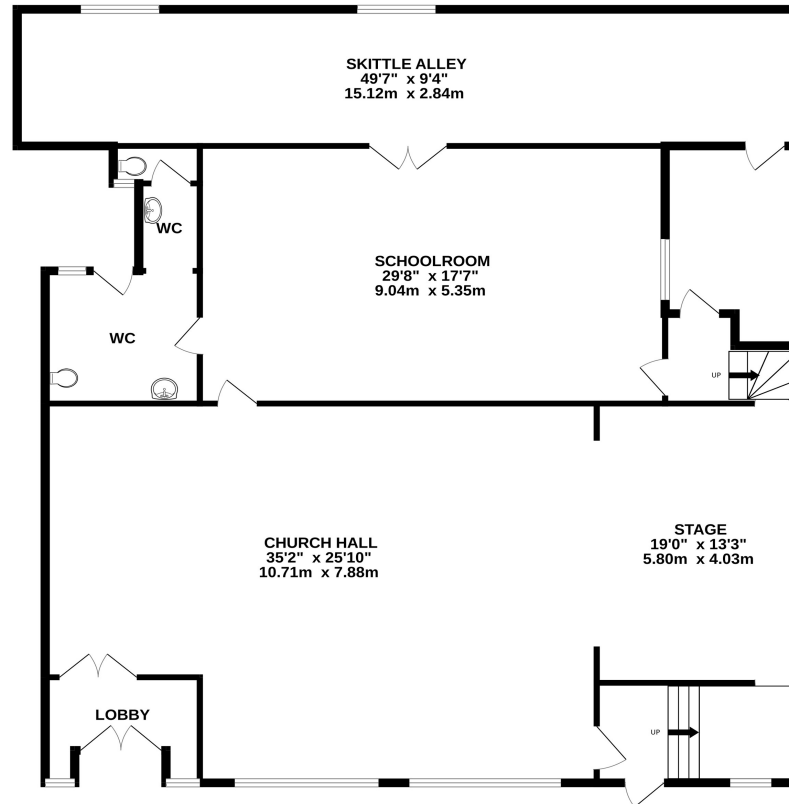
The former Church Hall and adjacent School Rooms boast large, open single storey accommodation of near 2400 sq feet with a combination of character features including vaulted ceilings, an attractive hipped roof and high level arch windows. In previous years a skittle alley has been added to the rear of the building, affording great potential for creating a garden area if desired. With careful planning and a creative vision, this old Church Hall and School Rooms can be transformed into a remarkable space that harmonises the past with the present.

Please note that obtaining planning consent will be a key step in unlocking the full potential of this exciting opportunity and that any sale will not be conditional on obtaining such permissions in the future. This said, the building already holds superb standing value to those who wish to re-purpose the near 2400 sq ft of single storey accommodation into a possible business premises or working space.

- Attractive unlisted former Church Hall & School Rooms spanning nearly 2400 square feet internally
- Enormous re-development potential subject to necessary planning permission and consents
- Located at the heart of this thriving Somerset village with strong road links and amenities



GROUND FLOOR  
2392 sq.ft. (222.2 sq.m.) approx.



TOTAL FLOOR AREA : 2392 sq.ft. (222.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**DISCLAIMER**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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