



West Bagborough, Taunton, Somerset

Guide Price: £1,300,000



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**NEW ROAD
WEST BAGBOROUGH
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TAUNTON
SOMERSET
TA4**

An opportunity to acquire a four bedroom, spacious farmhouse with large garden, two-storey double garage, two workshops, agricultural building, American Barn stables and an established successful Tourism Business. Set in approximately 4 acres (1.62 hectares).

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION

(Please refer to this section in the details for further information).

FOR SALE BY PRIVATE TREATY

Freehold with vacant possession on completion

Guide Price: £1,300,000

(Ref: C373)

These particulars give only a general outline and your attention is drawn to the important notice printed within them.





INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION/LOCATION

The property is situated to the south of the sought after village of West Bagborough at the foot of the western slopes of the Quantock Hills Area of Outstanding Natural Beauty. The village and the Quantocks are also accessible via a scenic footpath, making it ideal for camping visitors.

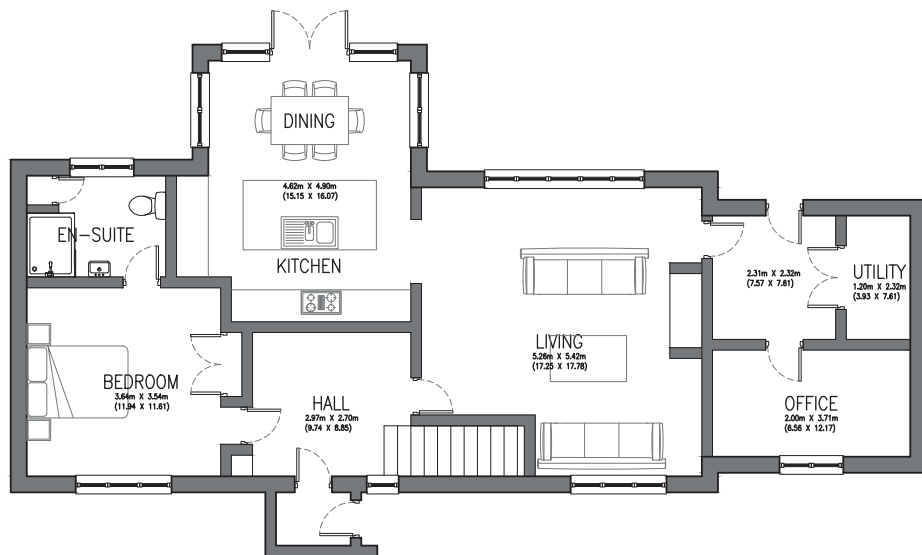
The quintessential Quantock village includes a public house, parish church, village hall and cricket club. There is also an established family run garden nursery at Triscombe. Bishop Lydeard to the south has a medical centre, petrol station/auto repair shop, village shop, newsagents, hair salon, spa and tea rooms.

West Bagborough is within a Conservation Area and boasts amazing views of Taunton Deane, the Blackdown Hills and Brendon Hills. The village provides a variety of accommodation supporting the tourism industry.

Taunton is just eight miles from the village and offers an extensive range of amenities including shopping and leisure facilities, Racecourse and Cricket Club. There are both private and public schools with thirteen in close proximity. Mainline train station to London Paddington (1 hr 47mins).



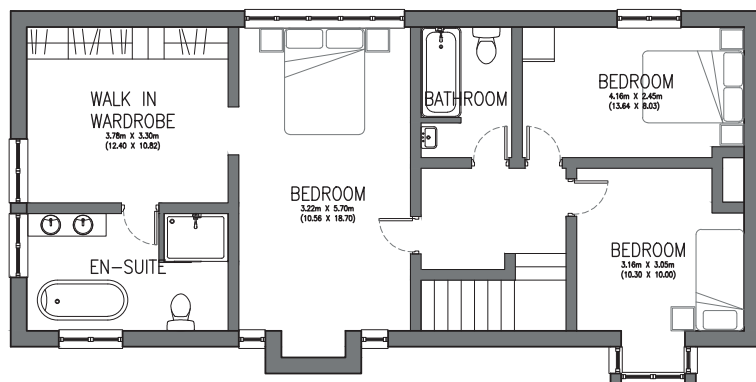
FLOOR PLANS



Ground Floor Area
Approx. 96.86sqm
(1052.18 sq ft)

GROUND FLOOR PLAN

Scale NTS



First Floor Area
Approx. 75.72sqm
(815.04 sq ft)

FIRST FLOOR PLAN

Scale NTS

DESCRIPTION

An opportunity to acquire a four bedroom spacious farmhouse with three bathrooms (two en-suite), large garden, two-storey double skinned double garage, two workshops, agricultural building, American Barn stables and an established successful Tourism Business. Set in approximately 4 acres (1.62 hectares).

The farmhouse, which was built in 2001, has been extensively refurbished to a high standard including stone and oak flooring.

Living space totals approximately 174m².

With mainly wooden double glazing throughout, the accommodation comprises:

Ground Floor

Porch leading to front door.

Spacious Hallway
3m x 2.7m

Bedroom 1
3.6m x 3.5m

Large En-suite Shower Room
Walk-in shower, hand wash basin, W/C and spacious linen closet.

Kitchen/Dining Room
4.6m x 5m

Custom inset cabinetry, large gas range cooker, Island with storage cupboards, double sink unit and stone countertop, grey slate flagstone flooring.

Living Room
5.3m x 5.4m

Oak flooring and large integrated wood burning stove.

Boot Room
2.3m x 2.3m

Single sink unit with double doors leading to Utility Room.

Utility Room
1.2m x 2.3m

Housing boiler, water tank and space for washing/drying machines with wood panelling and flagstone flooring.

Office
2m x 3.7m

Oak flooring.

First Floor

Spacious Landing

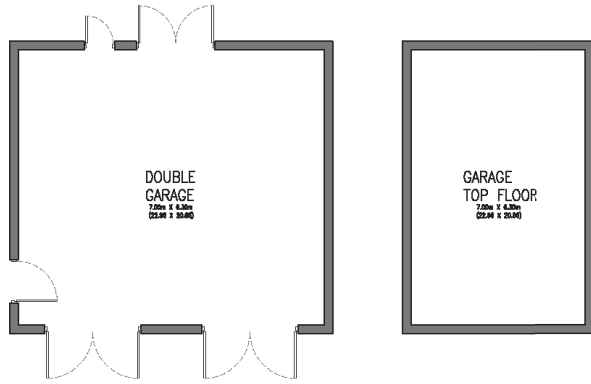
Bedroom 2 (Master Bedroom)
3.2m x 5.7m

Open fireplace.

Custom Built Dressing Room
3.8m x 3.3m

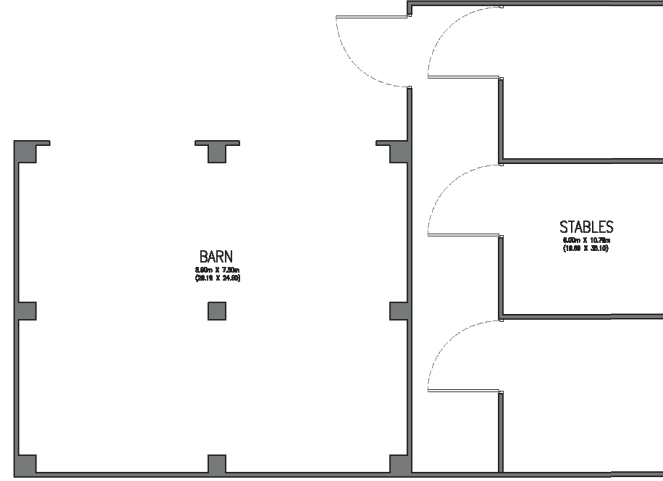
En-suite Bathroom
Marble bathroom with freestanding Slipper bath, double vanity unit with basins, walk-in shower and W/C.

FLOOR PLANS - OUTBUILDINGS



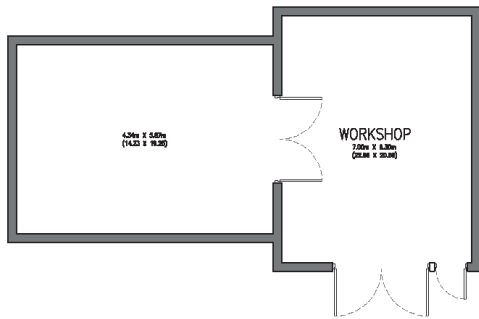
DOUBLE GARAGE FLOOR PLAN

Scale NTS



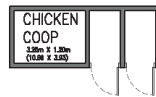
BARN AND STABLES FLOOR PLAN

Scale NTS



WORKSHOP FLOOR PLAN

Scale NTS



CHICKEN COOP FLOOR PLAN

Scale NTS



First Floor continued...

Bedroom 3
4.2m x 2.4m

Bedroom 4
3.1m x 3m

Family Bathroom
Bath with overhead shower, hand wash basin, W/C and tiled floor.

OUTSIDE

Large established garden with mature trees, shrubs and plants.

Covered terrace area.

OUTBUILDING 1

Agricultural Building/Tractor Shed.
9m x 7.5m
Serviced with electric and water.

American Barn Stables with three stable boxes each measuring 12m x 11.7m with separate hardstanding area. Serviced with electric and water.

OUTBUILDING 2

Double skinned two storey double garage with electric and water. Potential for conversion, subject to planning permission.
7m x 6.3m

Space above Garage
4m x 6.3m

Workshop One
5.6m x 4.3m

Workshop Two
4.3m x 5.9m

AGRICULTURAL OCCUPANCY CONDITION

Planning permission was granted for the dwelling on the 4 November 1993 subject to seven conditions, one of which was an Agricultural Occupancy Condition. Condition six states:-

'The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture, as defined in Section 336(1) of the Town and Country Planning Act, 1990, or in forestry or a dependant of such a person residing with him or her or a widow or widower of such a person.'

CAMPING/GLAMPING AND CARAVAN SITE

The camping and caravan business associated with the site, known as Quantock Camping, is set away from the main farmhouse in different locations, well designed and utilising the natural landscape of the property whilst maintaining privacy for the farmhouse.

The boutique site is set in beautifully landscaped grounds with a variety of indigenous plants and wildlife including a wildlife pond, this successful business with quality facilities has the potential to develop further.

The business currently offers:

16 Hard Standing, extra large seasonal/touring Caravan/Motorhome Pitches with 12 month licence.
Each pitch is serviced with metered electric and water.
Other non-hardstanding Caravan Pitches
Large Tent Pitches
Two Shepherd Huts
Glamping Pod
Stargazers Glamping Bell Tent
Timber Lodge

BBQ Hut with dishwashing facilities.
Three W/C blocks including showers with additional glamping outdoor showers.

(Planning permission has been obtained for a further three Glamping Units).

The site is served with electric and water and the on-site bio-digester accommodates 100+ people.

Please note Business Accounts can be viewed on request.

ACCESS AND RIGHTS OF WAY

Access to the farmhouse and Camping and Caravan areas is off New Road via a Private Driveway.

We are not aware of any Rights of Ways affecting the property.

EASEMENTS AND WAYLEAVES

We are not aware of any easements and/or wayleaves affecting the property.

SERVICES (not tested)

The property is provided mains electricity.
Borehole water.
Drainage is private to a bio-digester system.
Central heating is provided by oil. The boiler and water tank were replaced in 2022.

ENERGY PERFORMANCE RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D	58 d	
39-54	E		
21-38	F		
1-20	G		

LOCAL AUTHORITY

Somerset West & Taunton Council (Taunton Deane)
<https://www.somersetwestandtaunton.gov.uk/>
0300 304 8000

Council Tax Band: E

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

Strictly by appointment with the selling agent Acorus.



SITE LOCATION



IMPORTANT NOTICE

Acorus Rural Property Services Ltd for themselves and for the Vendors/Lessors of this property give notice that:

1. These particulars are set out in general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer of contract. **2.** All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct. However, any intending purchasers/lessees should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each item. **3.** No person in the employ of Acorus Rural Property Services Ltd has any authority to neither make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of Acorus Rural Property Services Ltd, nor to any contract on behalf of the vendors/lessors. **4.** No responsibility is taken by Acorus Rural Property Services Ltd for any error, omission or misstatement in these particulars. **5.** No responsibility can be accepted for any costs or expenses incurred by intending purchasers/lessees in inspecting the property, making further enquiries or submitting offers for the property. **6.** All prices are quoted subject to contract and exclusive of VAT where relevant, except where otherwise stated. **7.** In the case of agricultural property, intending purchasers/lessees should make their own independent enquiries in terms of eligibility for any entitlement schemes associated with the land being sold or leased. **8.** The property is sold subject to and with the benefit of existing rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, quasi easements, covenants and restrictive covenants whether referred to in these particulars or not. **9.** Acorus Rural Property Services Ltd is registered in England at The Old Market Office, 10 Risbygate Street, Bury St Edmunds, Suffolk; IP33 3AA. Registration number 04514547.

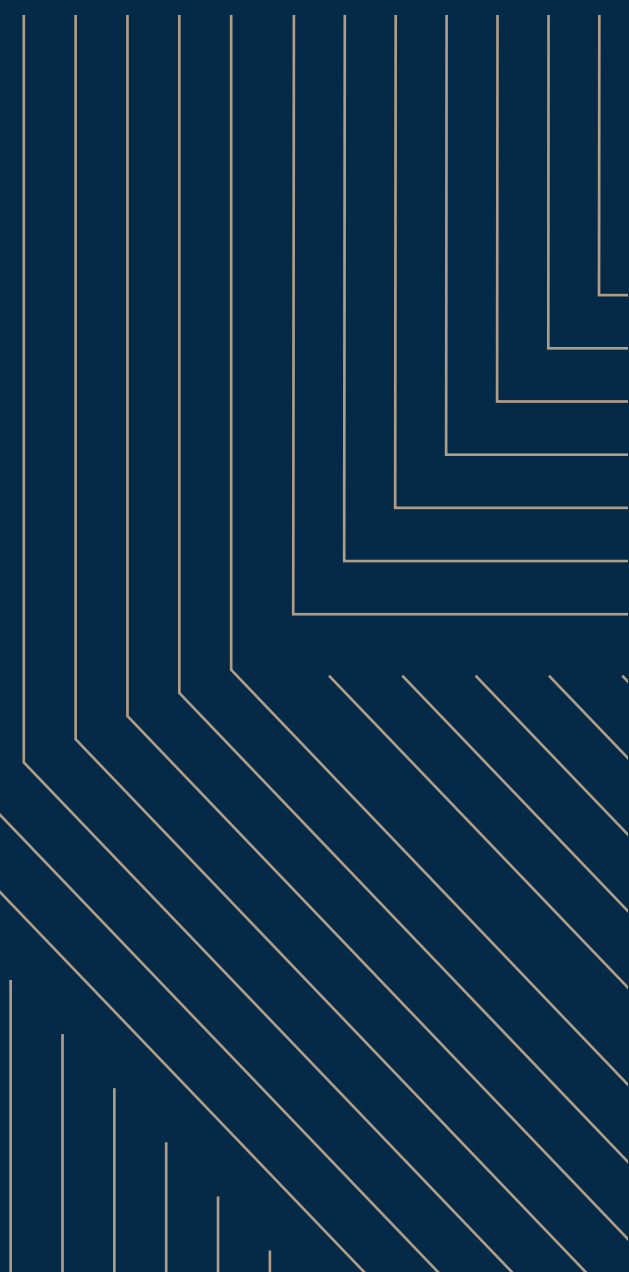
MONEY LAUNDERING

Please note in line with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Acorus Rural Property Services Ltd are required to carry out Customer Due Diligence checks on parties to a property transaction, including proof of identity and identifying sources of funds.

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