



Long Acre Farm, Badgworth, Somerset, BS26 2QX



# Long Acre Farm, Badgworth, BS26 2QX

- Five bedroom agriculturally tied dwelling
- Set in 4.53 acres, with additional land available
- Detached double garage
- Four poultry sheds totalling 32,850 ft<sup>2</sup>
- Additional farm buildings
- Workshop
- Concrete yard
- Two access points
- Two pasture paddocks adjoining
- Planning Potential
- Stunning Views to Brent Knoll
- Outdoor swimming pool
- Off street parking
- Close to Badgworth Arena
- Good links to transport networks

**GUIDE PRICE**  
**£725,000**

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www.david-james.co.uk

## DESCRIPTION

Detached five-bedroom dwelling with Agricultural Occupancy Clause, with parking to the front and detached garage to the side, garden area, greenhouse, and derelict swimming pool to the rear.

Adjoining the property is four poultry buildings of 32,850 ft<sup>2</sup>, with footings for a further building located to the west of the site. There are further farm buildings and one with change of use to a workshop, totalling, 1,957 ft<sup>2</sup> within the yard area, with all the buildings benefiting from concrete yard and two access points from the highway.

There are two pasture paddocks adjacent to the buildings, and all the assets total an area of 4.53 acres, outlined in red on the plan.

Additional land of 9.01 acres is available, adjoining the farm, outlined in yellow on the plan and a further 19.87 acres in close proximity, available as separate lot. Please get in contact for more information.

## SITUATION

The property is accessed from Quarrylands Lane, which adjoins to Badgworth Lane, 0.5 miles from the village of Badgworth, 4.1 miles from Wedmore and 3.7 miles to Axbridge.

## ACCOMMODATION

The farmhouse comprises of a five-bedroom property which was constructed in the 1970's, with an Agricultural Occupancy Clause, prohibiting it from being occupied by a person who is not, or was not last, working wholly or mainly in agriculture.

## OUTSIDE

Parking areas can be found to the front and side of the property with a detached garage. The garden to the front is predominantly lawned with mature borders and some small shrubs, while those to the rear are also lawned and include a swimming pool, which hasn't been used in several years.

## LOCAL AUTHORITY

Somerset County Council

## VIEWING

Strictly by appointment with the Agents: David James, Tel 01934 864300.



## PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

## WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



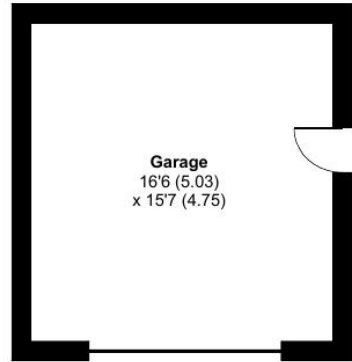
## Badgworth, Axbridge, BS26

Approximate Area = 1956 sq ft / 181.7 sq m

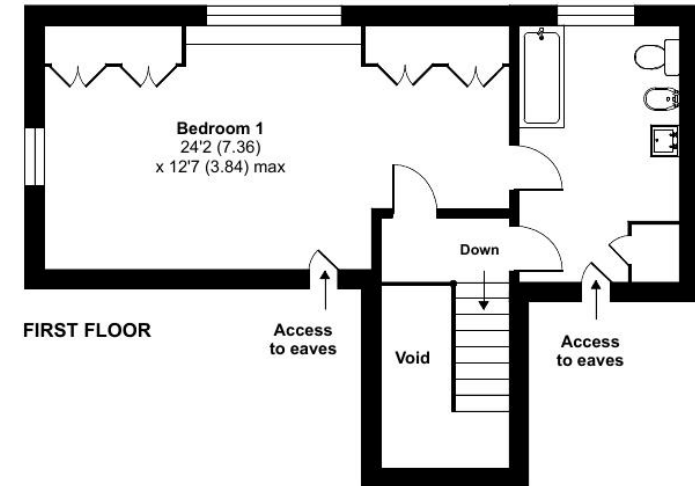
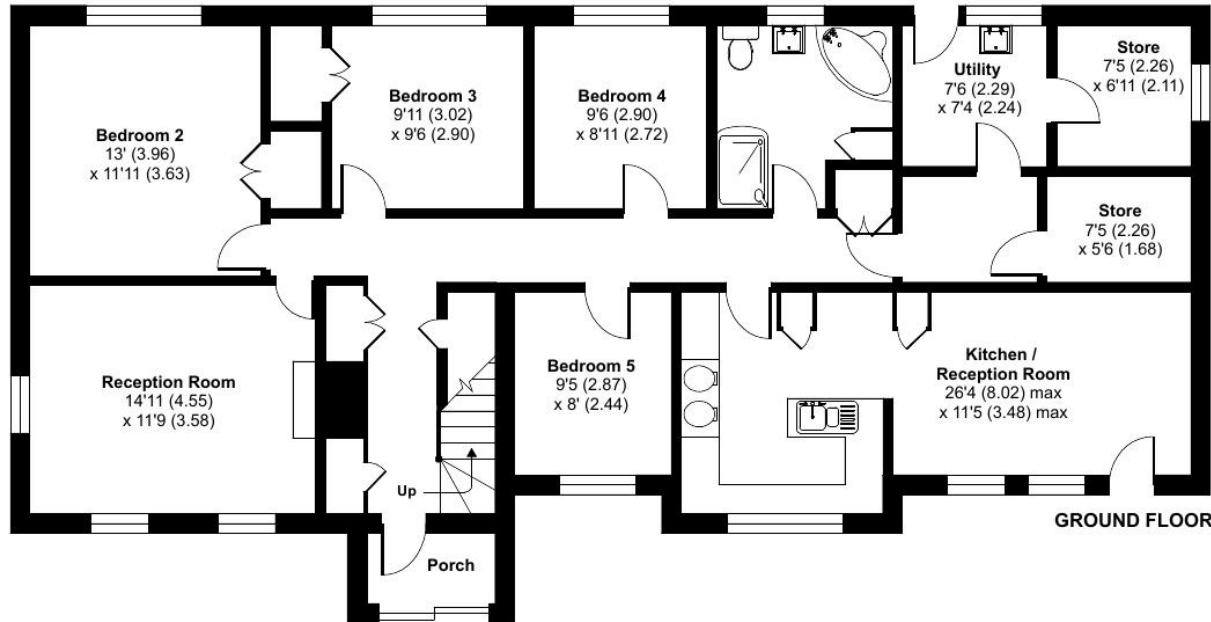
Garage = 258 sq ft / 23.9 sq m

Total = 2214 sq ft / 205.6 sq m

For identification only - Not to scale



Denotes restricted head height



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