



STAGS

Woodhayne Farm

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Bishopswood, TA20 3SB

Taunton 10 miles A303 1 ½ miles

- Detached chalet bungalow
- Range of modern agricultural buildings
- For sale as a whole or in 4 lots
- 4 bedrooms one en suite
- Sitting room and kitchen dining room
- Stunning views
- In all 40 acres
- Wonderful rural location

Informal tender £875,000

Situation

The smallholding occupies a delightful rural position within the Blackdown Hills, an area of outstanding natural beauty. A predominantly agricultural landscape primarily comprising pasture land interspersed with an abundance of woodland. Despite its attractive and rural position the property still enjoys easy access to surrounding districts and main routes of communication. The property sits on the outskirts of the village of Bishopswood and occupies a private position down a long track shared by three other properties. Bishopswood is located in the Blackdown Hills which lies south of the vale of Taunton and just North of Honiton and Chard. There is an excellent pub/restaurant within the village itself which is seen to be the hub of the community. There are also thriving local communities in the nearby villages of Churchinford and Hemyock, both centres offering post office, primary school, public house and doctor's surgery with a sports centre available at the latter. Taunton is 10 miles away and has a wide range of shopping and scholastic facilities. There are good independent schools within reach and Taunton includes access to the M5 motorway at Junction 25, as well as a mainline rail link to London Paddington. The A303 which gives good access to Southern England, may be joined 1 ½ miles to the South.

Description

Woodhayne is an attractive small holding with a chalet bungalow with agricultural occupancy clause and a range of modern agricultural buildings. Set in of approx. 40 acres, which is available to be sold as a whole or in 4 separate lots.

Lot 1- House, Buildings and approx.. 7.5 acres

Lot 1 includes the chalet bungalow which is built of reconstituted stone elevations, cedar shingle tiled roof. The accommodation includes an entrance hallway with a climbing staircase to the first floor and downstairs cloakroom. The doors open through to an open plan kitchen dining room, fitted with range of Oak fronted wall and base units with double aspect windows. The dining room has a door onto the rear garden and enjoys wonderful views of the land. Off the kitchen is a separate



An attractive equestrian/agricultural small holding in need of redevelopment, situated high on the Blackdown Hills.





utility room, with a range of units and sink. An arch door opens from the kitchen to the sitting room which has triple aspect windows and open firehouse with stone surround and chimney breast. There is a ground floor bedroom with en suite shower. There are three further bedrooms all enjoying wonderful views, a fitted bathroom suite with WC.

Outside is a driveway which leads to an attached double garage with up and over door and provides access to a store which provides further access to the front and rear of the property. The gardens surrounding the house are laid to lawn and are planted with a number of trees and shrubs. The house is approached by a long shared track. The paddock available with lot 1 is approx. 7.5 acres and is laid to pasture, there is a yard access from the lane, which has in and out driveways, providing access to the yard and the buildings. There is an open fronted barn 45x35, attached to this is a further single story timbered barn 45x25 and two open fronted barns which open out onto a concrete yard each measuring 60x25. There is also a corrugated iron store 12x12 and a grain silo.

Lot 2- approx. 16.5 acres

Extending to approx. 16.5 acres and is accessed from the track comprising three separate blocks of pasture.

Lot 3- approx. 4.8 acres

Extending to approx. 4.8 acres and is laid to pasture.

Lot 4- approx. 11.2 acres

Extending to approx. 11.2 acres and is a mixture of shrub, woodland and pasture. With the Southern boundary bordering onto the river.

Tenure

The property is a freehold tenure with a vacant possession upon completion.

Services

The property benefits from natural water and private drainage. There is also mains electricity.

Designation

The land is understood to be within the Blackdown Hills a designated Area of Outstanding Natural Beauty.

Rights of Way, Easements, Etc.

The property as far as required by the Vendors, will be sold subject to all rights of way, easements and wayleaves of telegraph and telephone poles, stays and wires, electric pylons, poles and cables, water and gas pipes, main public sewer at present erected on and passing over or under the property and subject to the agreements affecting the same (if any).

Basic payment scheme

The land is being sold without the benefit of any entitlements to the Basic Farm Payment.

Method of Sale

The property will be offered for sale as a whole or 4 individual lots, by informal tender.

Directions

From Taunton proceed out of town along South Street heading over the motorway bridge and through the village of Corfe. Proceed to the top of the hill, continue along this road, after approximately 5 miles take the turning signposted to Bishopswood on the left hand side. Follow the road and the entrance to Woodhayne can be found by taking the first track on your right. You will see a long track passing a range of modern agricultural buildings, continue through the wood and Woodhayne can be found on the right hand side identified by a Stags for sale board.



These particulars are a guide only and should not be relied upon for any purpose.



Stags

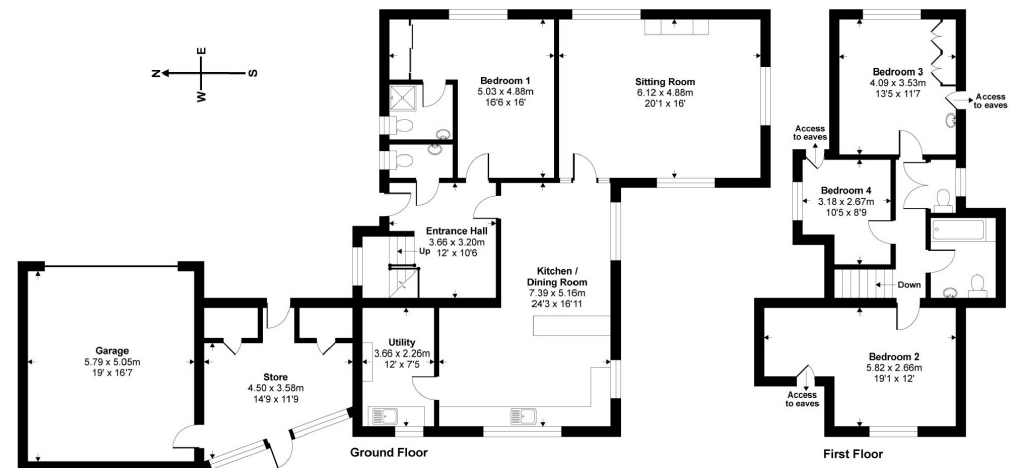
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		84
C		
D		
E	52	
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Approx. Gross Internal Floor Area
2297 Sq Metres 215.4 Sq Ft (Includes Garage & Store)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale