

## Highfield Badgworth Lane, Badgworth, Axbridge, BS26 2QW

Auction Guide Price +++ £700,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 14TH MAY 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- MAY LIVE ONLINE AUCTION
- FREEHOLD DETACHED HOUSE
- BASIC UPDATING | REDUCED WAS £850K
- GARDENS | POOL | RURAL VIEWS
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Freehold DETACHED FAMILY HOME ( 2361 Sq Ft ) now in need of BASIC UPDATING with MATURE GARDENS ( 0.863 a ) | REDUCED for Auction - was £850k

# Highfield Badgworth Lane, Badgworth, Axbridge, BS26 2QW

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Highfield, Badgworth Lane Badgworth, Axbridge, Somerset BS26 2QW

Lot Number TBC

The Live Online Auction is on Wednesday 14th May 2025 @ 17:30  
Registration Deadline is on Monday 12th May 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A Freehold 20th Century detached family home occupying an elevated position with extensive rural views. The accommodation ( 2361 Sq Ft ) is arranged over two floors with flexible reception space on the ground floor with an array of period features including high ceilings and large windows to maximise the rural outlook. On the first floor are 5 bedrooms again with stunning vistas over the countryside. The mature grounds extend to 0.863 acres with ample parking, various outbuildings and a swimming pool.  
Sold with vacant possession.

Tenure - Freehold  
Council Tax - Band G  
EPC - F  
Utilities, Rights & Restrictions - Please refer to the Legal Pack  
Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

FAMILY HOME | BASIC UPDATING

The property has been a much loved family home for many years and whilst some areas such as the kitchen have been more recently modernised it now requires basic updating with potential to create a truly stunning residence and 'forever home' on the edge of this sought after Village.  
There is scope to extend and rearrange the existing layout into a myriad of options.  
Subject to gaining the necessary consents.

REDUCED PRICE | AUCTION

Highfield has been previously listed with respected local agents for £850,000 and is now offered with a reduced guide price for sale by auction.

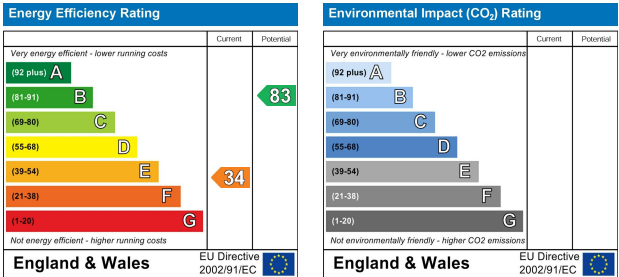
### LOCATION

Badgworth is a village in the Sedgemoor district of Somerset, with a population of around 500 people. The village has a very friendly community and the village hall, children's play area and medieval church are all within easy walking distance of the property. The surrounding towns and villages provide a wide range of facilities, amenities, sporting and cultural organisations suiting most needs. The property falls within catchment for the reputable Wessex Learning Trust with Weare primary school, Hugh Sexeys Middle school in Blackford and Kings of Wessex Senior school in Cheddar. The independent schools in the area include Wells Cathedral, Sidcot School, Millfield and Kings of Taunton.

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

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Please refer to our website for further details.