



# Pipers, Beggearnhuish

Watchet, TA23 0LZ





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**Guide Price £490,000**

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## For sale by Informal Tender

A unique opportunity to purchase a two bedroom timber dwelling together with a modern agricultural building, approximately 20.94 acres (8.47 ha) of pasture land and 2.79 acres (1.13 ha) of mature woodland. In total, the property extends to 24.70 acres (10 ha).

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- Two double bedrooms
- Open plan living space
- Countryside views
- Modern farm building
- Desirable location
- Ring fenced holding

### Head Office

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### North Devon

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A detached timber dwelling and modern farm building set in approximately 24.70 acres (10 hectares) situated in the beautiful West Somerset countryside.

**For sale by Informal Tender**

**Guide price: £490,000**

### Situation

Pipers occupies a delightful private location in the peaceful hamlet of Beggearnhuish situated approximately 3.6 miles south of the town of Watchet and 2.2 miles north of the village of Roadwater. Roadwater features a community-run shop and café, a pub, a village hall and a recreation ground. Approximately 7.7 miles away is the renowned coastal town of Minehead which provides everyday facilities alongside Taunton which is within 18 miles. Popular public footpath walks and public bridleways can be found on the property's doorstep.

Transport links in the area are good, with the A39 within 1 mile to the north which provides access to the south west and to the M5 motorway via the A358. There is a mainline station at Taunton with a service to London Paddington.

### Description

The property affords prospective purchasers with the unique opportunity of acquiring a productive agricultural holding in an outstanding location. Accessed via a private driveway off the public highway, the dwelling and farm building occupy an elevated dwelling. The farm land comprises a mixture of pasture land and woodland, which surrounds the farmstead, with great views of the unspoilt countryside.

### Dwelling

Built to a very high standard in 2022, the dwelling comprises a detached two bedroom timber dwelling. Constructed of timber with chestnut cladding under a roman tile roof, the house offers fantastic spacious accommodation, arranged on one floor, as follows:

**Entrance porch** with door to **hallway**, opening into the open plan **kitchen/living area**. The **kitchen** is equipped with a range of wall and base units, a stainless steel sink and drainer and Hotpoint free standing oven. The **living area** benefits from bi-fold doors and windows enjoying delightful views. The hallway open into the **pantry** and **utility room** which provides useful and versatile spaces. The **bathroom** has been decorated to a high standard and comprises a panelled bath, hand basin, WC and walk in shower with an electric Mira shower. Both **bedrooms** enjoy views of the farm land and beyond.

Planning permission for a temporary agricultural workers dwelling was granted in October 2021. The planning permission for the temporary dwelling has now lapsed, further information is available from the selling agent.







## Farm Building

Situated to the west of the dwelling is a modern steel portal framed building (700m<sup>2</sup>), of part concrete block with Yorkshire boarding under a fibre cement roof with an earth floor. The building benefits from a roller shutter door and sheeted doors.

Adjoining the building is a hardcore and earth yard area which offers room for expansion.

The building would suit a number of uses including agricultural, industrial and equestrian, subject to the necessary planning consents.

## The Land

The land is divided into three main parcels of permanent pasture land extending to 20.94 acres, the land has been farmed organically since 2002 but is not registered as organic. An area of sloping mature woodland borders the southern boundary, the woodland totals 2.79 acres. The land is subject to a Countryside Stewardship Mid Tier Agreement.

The land is bound by mature hedgerows and stock proof fencing, each parcel benefits from a mains fed water trough. The land can be accessed from the main driveway and via a second gateway off the public highway.

The soils are described as freely draining slightly acid loamy soils. The land is classified as Grade 3 on the Agricultural Land Classification System.

## Services

House: Mains water, mains electricity and solar panels, heat exchange pump, septic tank.

Shed: Mains water, mains electricity.

Land: Mains water.

## EPC

The property has an EPC rating of D.

## Tenure

The farm is owned freehold and is registered on the Land Registry.

## Rural Payments Agency

The land is registered with the Rural Payment Agency and is subject to a Countryside Stewardship Mid Tier Agreement.

## Planning

Planning consent for the temporary dwelling was approved in October 2021 under reference: **3/24/21/004**. This planning has now lapsed, further information on the planning is available from the selling agent.

## Local Authority

Somerset District Council.

## Designations

The land is situated within the Vale of Taunton and Quantock Fringes National Character Area.



**Sporting and Mineral Rights**

The sporting and mineral rights in so far as they are owned, are included with the freehold of the whole farm.

**Fixtures and Fittings**

White goods insitu are included within the sale. All other fixtures and fittings are expressly excluded from the sale.

**Wayleaves and Rights of Way**

The property is sold subject to and with the benefit of any wayleave agreements and any public rights of way.

A public footpath traverses the property.

**Method of Sale**

The property is offered for sale by Informal Tender with tenders closing on Thursday 19th June at 12 noon. An informal tender form is available from Bateman Hosegood, tenders are to be submitted in writing to Bateman Hosegood.

Should an offer be accepted we will require proof of funding. In addition, under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on purchasers to verify their identity.

The vendors do not undertake to accept the highest or any offer received.

**Viewing**

Strictly by prior appointment with the agent who will be hosting two viewing days, to take place on Thursday 22nd May and Wednesday 4th June 2025.

**Health and Safety**

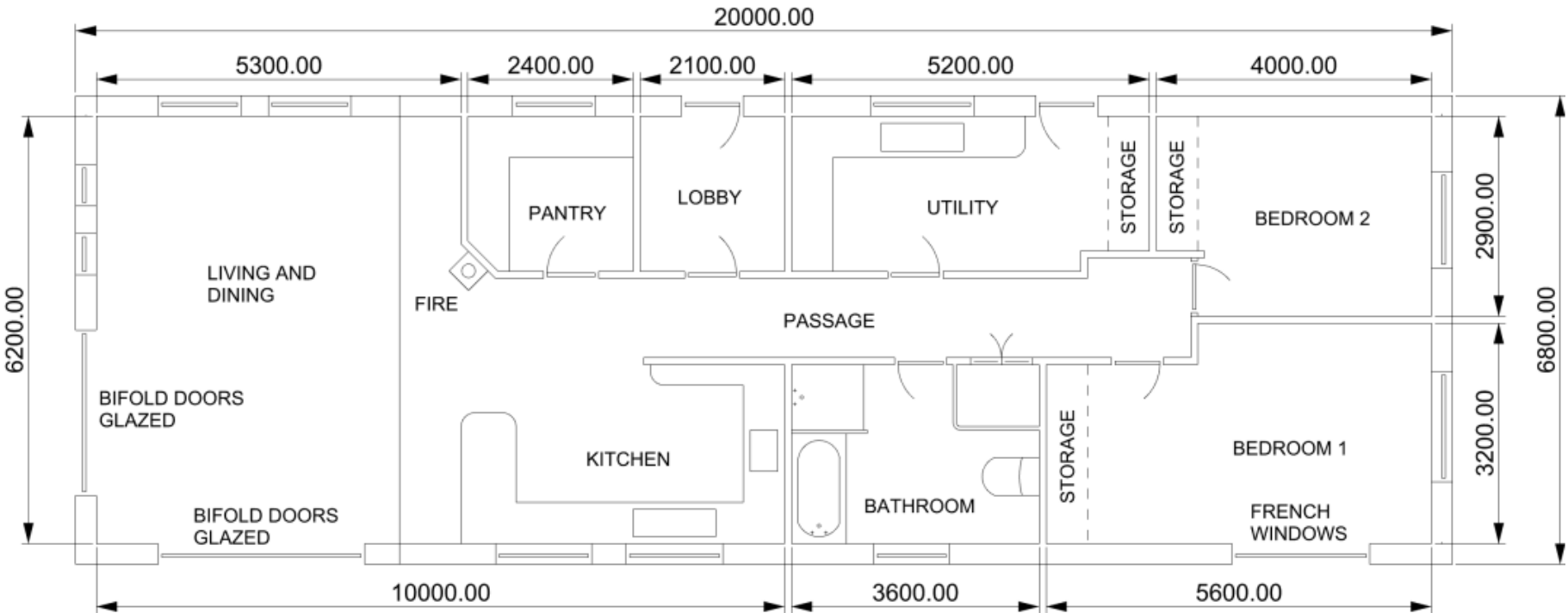
Farms and land can be dangerous places. Please take care when viewing the property.

**Directions**

From Taunton, head north west on the A358, following signs for Williton and Minehead. Continue on the A358 for approx. 15 miles, pass through Bishops Lydeard and Williton. After passing through Williton, turn left onto the B3190 towards Raleighs Cross and Bampton. Continue on the B3190 for about 2 miles, then turn right onto Torre Rocks, continue past the Cider Farm and then turn left. Continue up the hill, the property will be on your right. What3Words: ///regulate.whizzing.jolt

**Measurements and Other Information**

All measurements are approx. Any field numbers and areas shown on the attached plan are based on the OS and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those produced on the Rural Land Register. Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there are any point which is of particular importance to you please contact the office, especially if you are contemplating travelling some distance to view the property.



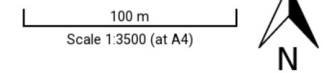








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**IMPORTANT NOTICE** For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

Note:- The above plan has been reproduced from the Ordnance Survey Map with the permission of the Controller of H. M. Stationery Office.

Note:- Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.





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