

# QUANTOCK CAMPING



QUANTOCK CAMPING, LOWER TOOLLANDS,  
NEW ROAD, WEST BAGBOROUGH, TAUNTON,  
SOMERSET, TA4 3EP

Guide Price: £1,250,000 | Instruction: 3490006





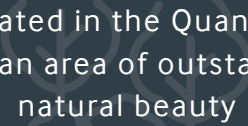


**We are instructed to sell Quantock Camping, a circa 4 acre, freehold business, set on the edge of the Quantock Hills in Somerset.**

Quantock Camping is a beautifully landscaped campsite and home in Somerset, offering year round touring, camping and glamping, bordering an area of outstanding natural beauty, just one mile from the local pub and Quantock Hills via a scenic footpath, and ten miles from the north Somerset coast. Described as a “beautifully cared for hidden gem” with a “wonderfully relaxed and peaceful atmosphere”, the family-run campsite has a boutique feel, set within bucolic grounds and views of the Quantock Hills.




## KEY INVESTMENT HIGHLIGHTS




Situated in the Quantock Hills, an area of outstanding natural beauty



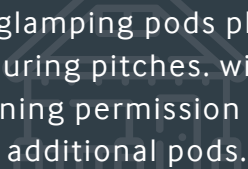
Circa 4-acre freehold site




Four-bedroom detached farmhouse



16 large hard standing caravan/camper pitches



4 glamping pods plus touring pitches, with planning permission for 3 additional pods.



12-month licence



## THE OPPORTUNITY

This is an amazing opportunity to acquire an established tourism business with a spacious 4 bedroom, 3 bath family home. The business offers the idyllic lifestyle of living and working in a countryside location, whilst being close to both the coast and major road networks. The site offers 16 large hard standing pitches with metered electric and water, four luxurious glamping pods and two large paddocks for touring and camping, all set within circa 4 acres.







## HOUSE AND GROUNDS

The four-bedroom detached farmhouse is presented in excellent condition throughout, with entrance porch and spacious hall. The ground floor further comprises living room overlooking the rear garden, spacious kitchen dining room, triple aspect with French doors to the rear, rear lobby, utility room and office.

There is also a large double bedroom with en-suite. The first floor has three further double bedrooms and two bathrooms including master suite with large walk-in dressing room with custom closets. The home is finished with both oak and stone flooring throughout.

The tourism elements comprise two seasonal caravan/motor home paddocks featuring 16, large hardstanding pitches serviced with metered electric points and private water - with permission for vans to remain on site year round. There are two camping/caravan/touring paddocks with some serviced pitches. For glamping, are two shepherds huts, timber lodge and glamping pod. In addition, there are three WC and shower blocks, private toilet facilities and outdoor showers with hot water, laundry facilities and barbecue hut with dishwashing facilities. A 100 person capacity bio-digester was installed in 2021.

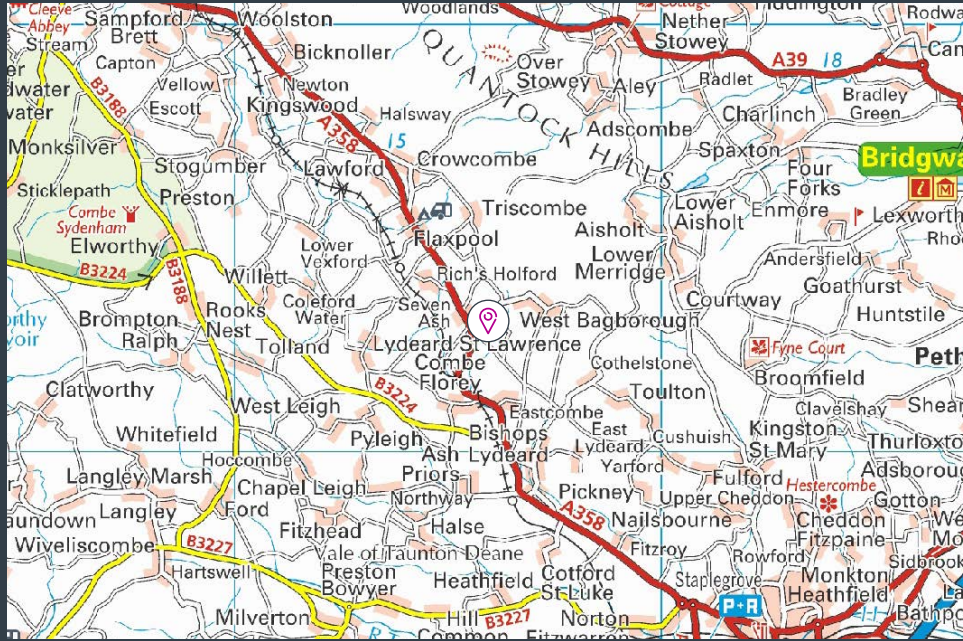
Outbuildings include an 'American' style barn with three stables, large tractor shed, a two storey, double skinned, double garage, with electrics and water, a chicken coup and a large double workshop.

The buildings are set within circa 4 acres of meticulously landscaped grounds, creating distinct areas for camping, glamping, touring and caravanning, plus large private gardens to the house and a wildlife pond that is home to fish, newts, frogs and a variety of birds. The site also offers views of the Quantock Hills. The property is also suitable for equestrian use, given the paddocks, stables and access to the Quantocks.


Please note there is a Agricultural Occupancy Condition on the property which 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 dependent of such a person residing with him or her or a widow or widower of such a person.'







## LOCATION

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The business is situated on the western slopes of the Quantock Hills, an area of outstanding natural beauty in Somerset, on the southern fringes of the village of West Bagborough, offering fabulous countryside walks through forestry, combes and rolling hills with amazing views of the coastline and surrounding countryside including the Blackdown and Brendon Hills.

The West Bagborough village pub The Rising Sun is a traditional public house offering food and drinks- is a mere 1 mile walk from the site(also accessible via a bucolic footpath from the site).

Taunton town centre is 8 miles away. Klive Beach is 10.5 miles away.



## SITE PLAN

The current rateable value is £3000. The house is band E.

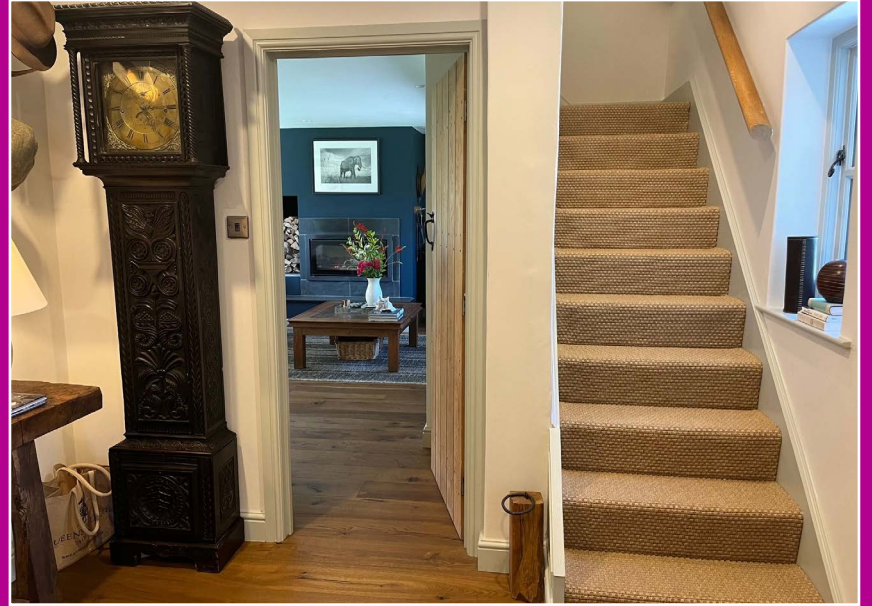
## OPENING HOURS

Open all year round.

## STAFF

There is no staff to transfer with the purchase.







## CONTACT

No direct approach should be made to the business, to arrange a viewing please contact Matthew McFarlane.



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