



Home Farm, Barton







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Winscombe, Somerset, BS25 1DX

An attractive & beautifully presented former farmhouse & successful holiday cottage complex in a charming rural but accessible location on the edge of the Mendip Hills.

- Grade 2 listed 4 bed Farmhouse
- Gardens and paddock, in all 2.16 Acres
- Winscombe 2 miles, M5 J21 6 miles
- Edge of Mendip Hills location
- 5 Holiday cottages rated 4* Gold
- Rural but accessible location
- Outbuildings Inc. twin double garages
- Freehold



Guide Price £1,575,000

Stags Holiday Complexes

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Introduction

This superb home and income opportunity has been successfully overhauled in the recent past & now is a thriving business. The high standards are maintained throughout both the cottages & farmhouse which all have an excellent standard of presentation. The stunning location, with excellent views provide a great balance between accessibility to road networks, while being tucked away in a idyllic rural landscape. All the buildings have an abundance of inherent character & charm, while the gardens and grounds have been lawned to provide an easily maintained open space. This property represents a great opportunity to walk into a well-run existing home and lifestyle business with quality owner's residence & future growth potential.

Situation

Home Farm lies within the hamlet of Barton at the foot of the Mendip Hills, just 2 miles to the west of Winscombe. Winscombe provides an excellent range of local amenities with several shops, pubs etc. A wider range of amenities can be found at Cheddar and the coastal resort of Weston-Super-Mare, while Bristol city centre is just 19 miles and its flourishing airport 11 miles. The property has convenient access to road networks, with the A38 approx. 2 miles & the M5 Junction 21 6 miles. The Mendip hills (an AONB) provide a good amenity for walking riding and mountain biking with paths giving direct access within yards of the property and the world-famous Cheddar Gorge not far away.

The Farmhouse

A beautifully presented, modernised & improved Grade 2 listed house dating from 17th century origins according to the listing. The property features excellent character and charm along with a sympathetic modern presentation making the most of the inherent features.

The well laid out accommodation includes a spacious hall with convenient study area & cloakroom with WC. The refitted kitchen is well laid out in a farmhouse style with integral appliances and slot in range cooker. Two large reception rooms both feature period fireplaces including an inglenook and exposed beams. On the first floor are four bedrooms, two with ensuites & a separate family bathroom. The master bedroom features a fabulous exposed roof frame and joists to roof height. The farmhouse has its own enclosed & well screened garden space which has a westerly orientation, making the best of the afternoon sun when it shines.

The Holiday Cottages

The collection of 5 holiday cottages have been rated as 4* Gold by Visit England & provide a range of sizes for couples and families alike. They comprise:

- Frys Barn; sleeps 4
- Bakehouse: sleeps 2
- Granary: sleeps 6
- Scrumpy: sleeps 2
- Hayloft: sleeps 4

Parking & private gardens for each cottage are also provided. For more information go to www.homefarmcottages.co.uk

As described, the cottages provide a high standard of accommodation with great attention to detail, comfort & individual character, which has proven to be a popular choice for guests. Basic accounts can be made available for bona fide potential purchasers after a viewing.





Gardens, Outbuildings and Grounds

A 5-bar gate with side gate open on to a gravel driveway leading down the side to parking areas and access. Beyond the house the cottages and grounds are neatly laid out and arranged around a central garden area laid to lawns with gravelled seating and patio areas providing open communal space. A detached Dutch barn is currently used for storage with other potential uses. Beyond the cottages are the twin double garages with power and light connected. Adjoining the rear of the garages are a row of outbuildings which include a guest laundry, business laundry and storage facility. Beyond this the gardens continue providing lawned space, car parking area and a productive enclosed kitchen garden with 2 greenhouses. Beyond this is the remainder of the grounds which form two large open grass spaces, which could equally provide a paddock and limited livestock grazing. There is a run of 10 fruit trees enclosed to the left side of the lower paddock space. Attractive countryside surrounds the hamlet in which Home Farm is located and to the north views, in particular, can be taken in across the wide open valley with fields and woodland into the distance.

Services

Mains electric and water (metered), private drainage via modern Klargester.
Heating via LPG Central heating in the main house, electric in the cottages.
High speed fibre broadband
Mobile coverage 'Likely' with EE, O2, Three, Vodaphone (Ofcom)
PV solar panels with feed in tariff

Outgoings

Farmhouse council tax band G
Cottages rateable value, £12,420

Local Authority

North Somerset
www.n-somerset.gov.uk

Directions

From the M5 Junction 21, take the A370 towards Weston-Super-Mare. At the Wick roundabout take the first exit into Churchland way signed 'West Wick', take the 2nd exit straight at the next roundabout, continuing until Banwell. At the T-junction, turn left onto the A371. Follow this road to Winscombe. Take the first right as you enter the village, signposted Barton. Turn next right signposted Barton and follow the road for approx. 1 mile and Home Farm can be found on the right-hand side.

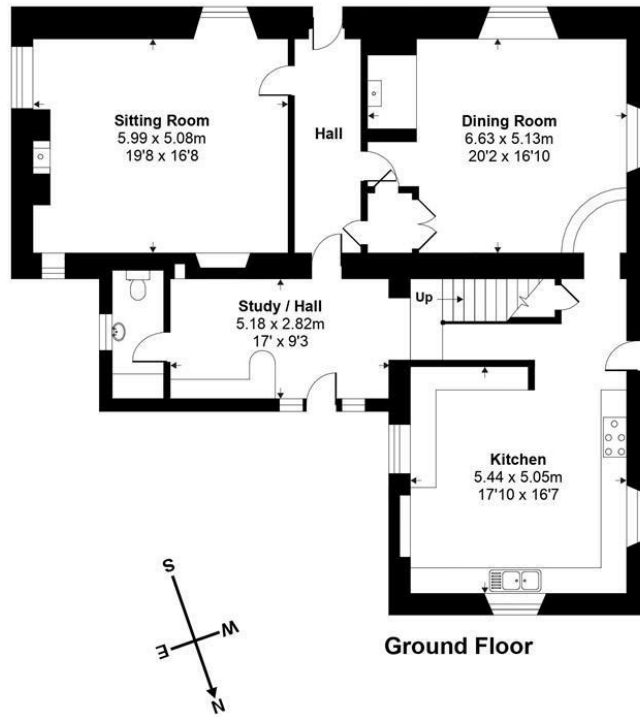
Viewings

Strictly by appointment through Stags Holiday Complex Department on 01392 680058

Disclaimer

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Approximate Area = 2732 sq ft / 253.8 sq m
 Garage = 650 sq ft / 60.3 sq m
 Outbuilding = 444 sq ft / 41.2 sq m
 Total = 3826 sq ft / 355.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Stags. REF: 736744



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



