



Hillside Stables



Hillside Stables

Lydeard St. Lawrence, Somerset, TA4 3RE

Taunton 9 Miles

A range of stone outbuildings with a scope for development (STP) set in approximately 7 acres situated in an enviable rural location.

- Range of Single Storey Barns
- Three Refurbished Stables & Animal Pens
- Set in Ground of Approximately 7 Acres
- Three Enclosed Paddocks
- Wonderful Rural Setting
- Scope for improvement/enlargement
- Rare Opportunity
- Freehold

Offers In Excess Of £250,000

SITUATION

The Stables are set in a superb rural location in the small hamlet of Westleigh, in the heart of West Somerset between the rolling hills of the Quantocks and Exmoor. The land lies in a slightly elevated position with an outlook over pasture and woodland with many footpaths and bridle ways in the vicinity providing access for those with walking and riding interest. Local facilities can be found just under four miles away in Wiveliscombe which has both a primary and secondary school, convenience stores and pubs. The popular village of Bishops Lydeard which is close by, again with many facilities. Taunton is situated some 11 miles to the south east, where there are a wide range of facilities, access to the M5 motorway and a Taunton has main line rail links to the rest of the country.



DESCRIPTION

Hillside Stables represent a rare opportunity to purchase a range of single storey stone outbuildings which has in part have been converted into stables and includes a range of stores and large stock pens. There is a shared private driveway with access to one other property which opens up onto a yard area and provides access to the paddocks. The land is separated into three paddocks, all laid to pasture and well fenced, and has not been sprayed with pesticides during the owner's occupation. There is also electric, water and private drainage. On the other side of the Barns is a garden area with separate barn/store and additional access onto the lanes.

DIRECTIONS

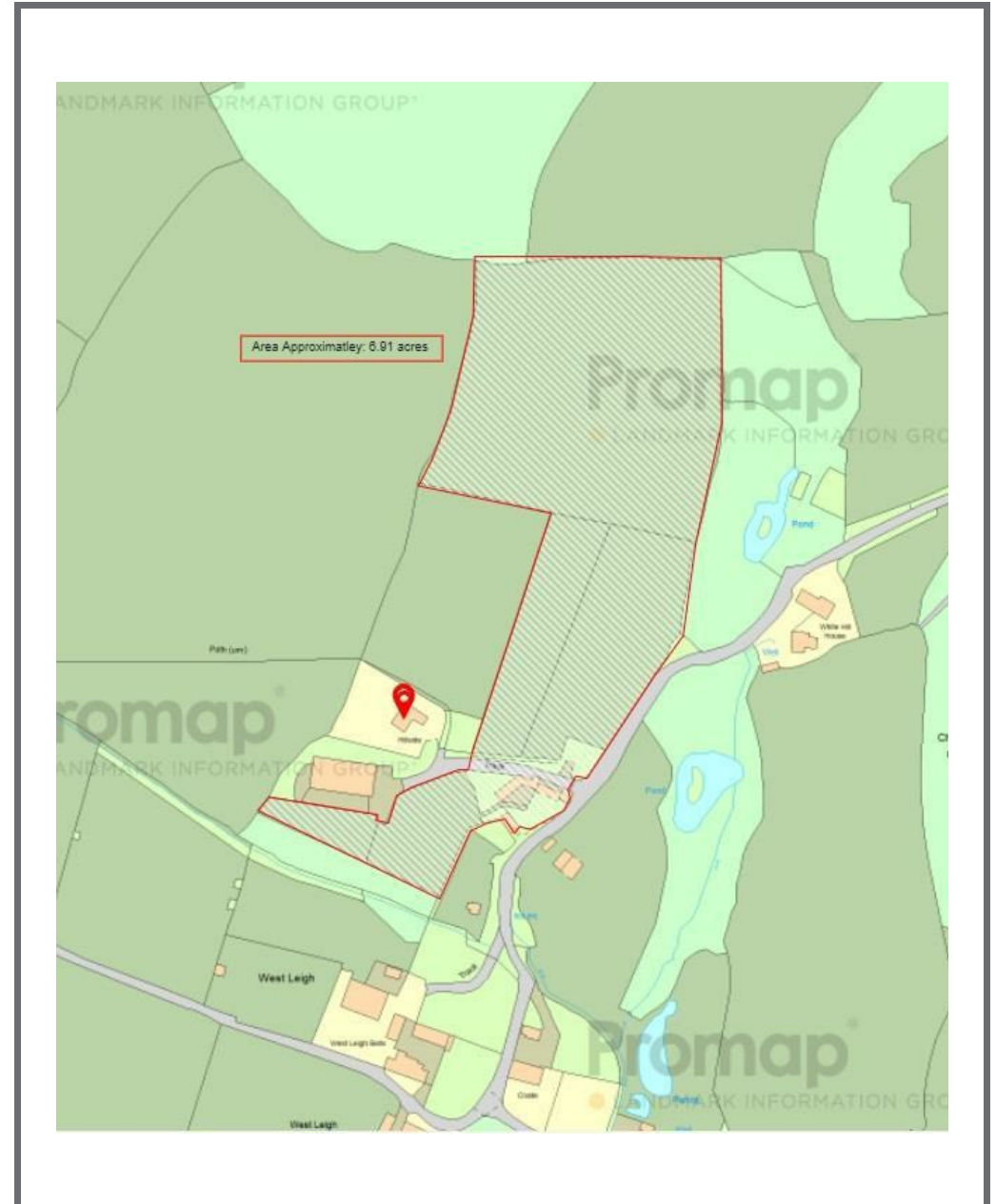
From Taunton proceed along the A358 Minehead Road towards Minehead/Wilton, after passing Bishops Lydeard take the first turn left on the B3224 to Raleighs Cross. On this road take the third turning on the left-hand side signposted to PyeLeigh and Westleigh at the friendship junction, follow this road taking the first turning right signposted to Westleigh. Proceed along this lane where the stables can be found on the right-hand side.

SERVICES

Water, mains electric, private drainage



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.



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