



Ranscombe Road, Wootton Courtenay, Minehead, TA24 8RD

welcome to

Dunkery Vineyard, Ranscombe Road, Wootton Courtenay

Situated within the ever popular Exmoor village of Wootton Courtenay enjoying fantastic views towards Dunkery Beacon is this unique opportunity to acquire this detached Winery building is set within one acre of grounds.



Dunkery Vineyard

This unique property is just a few hundred meters from the centre of the Exmoor village of Wootton Courtenay, yet is amazingly isolated and peaceful.

The postal address is registered as Dunkery Vineyard. The land is OS 9247, it is one acre in area and registered as MAFF Holding number 36/116/0060.

In 1987, permission for the Agricultural building was obtained. It is 'for Agriculture or Forestry use'. It is 18 foot (5.6 meters) wide and 32 feet (9.8 meters) long, there is an additional covered area in front.

In 1998, the large Winery building was granted Planning Permission. The approval is Class B2 General Industrial use. Although a Winery was specified, the Planning documents indicate that any other use within Class B2 does not require further planning approval. To change to another Class would need a new planning permission.

On 11 April 2024, an application was submitted for change of use of the Winery building from Industrial to Residential and the vendor awaits the outcome.

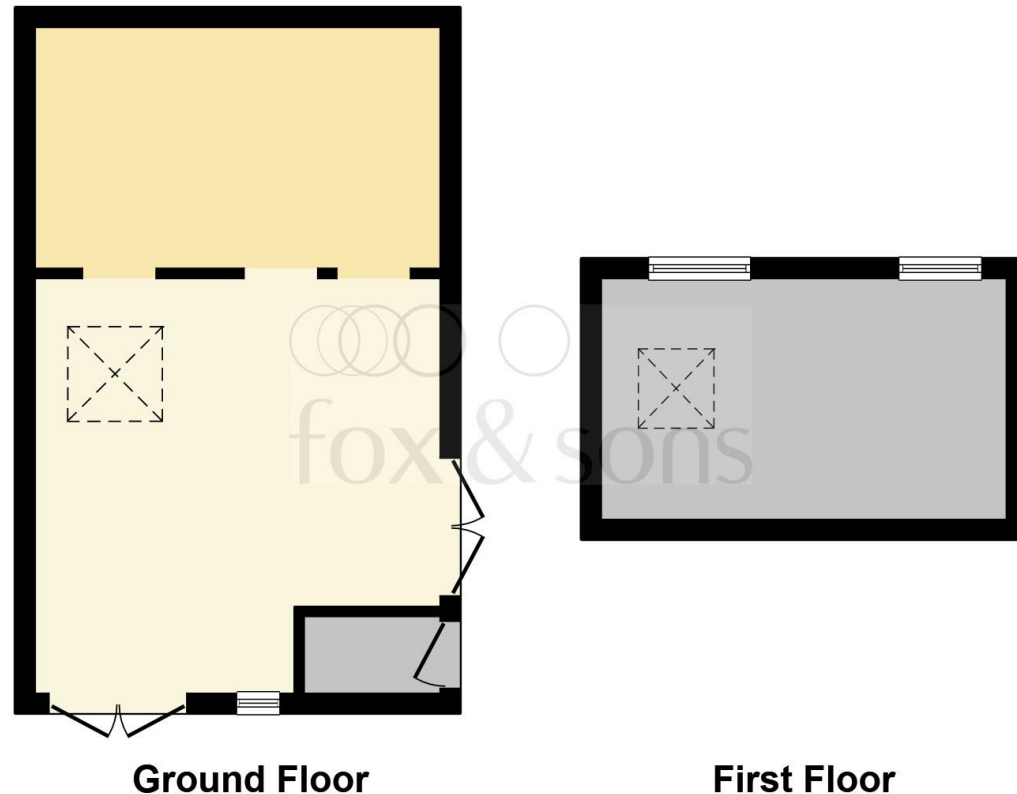
This building was constructed to the same high standards as housing, so to convert it to a house is relatively easy. The roof is of natural slates, fully boarded and with 10 cm insulation inside. The ground floor internally is 30 feet (9.2 meters) wide by 51 feet (15.6 meters). The room above, shown in the photos, is 30 feet (9.2 meters) wide by 20 feet (6.0 meters).

It's practical to alter the adjacent Agricultural building to have a flat roof, which would then become a large terrace (54 square meters), accessible from this upper room of the Winery building. The total internal floor area is 198 square meters (2130 square feet).

The wide driveway is of compacted stone scalping's. There is a borehole water supply, also a Septic tank that has not yet been used. Three-phase 380 volts and single-phase 230 volts electricity is installed inside both the Winery building and the Agricultural building. A Smart Meter is fitted.

Location

Wootton Courtenay is a lovely village situated between Minehead and Porlock and only four miles from the popular medieval village of Dunster. The village itself has a Church and Village Shop, with the shops, schools and other amenities of Minehead only four miles away. The village is surrounded by beautiful countryside and is within the Exmoor National Park with the highest point of Exmoor, Dunkery Beacon, visible from the village. Wootton Courtenay also offers good walking and riding opportunities but is also only a few miles away from the beaches of Porlock Weir and Minehead.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Dunkery Vineyard, Ranscombe Road, Wootton Courtenay

- Ever Popular Exmoor Village of Wootton Courtenay
- Detached Class B2 General Industrial use Premises
- One Acre of Ground
- Fantastic Far Reaching Views
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Tenure: Freehold EPC Rating: Exempt

guide price

£575,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106778 - 0005

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