



L I T T L E Q U A R M E

Little Quarme

Wheddon Cross, Minehead, Somerset TA24 7EA

- Wheddon Cross 0.5 miles
- Taunton 23 miles
- Dulverton 10 miles
- West Somerset Coast 10 miles

A beautifully situated period home with holiday and wedding business, equestrian facilities, southerly facing with views and in all 17 acres

- 3/4 Bedroom period farmhouse
- 6 Holiday cottages
- Licensed wedding venue
- Events barn
- In all 17 acres
- Southerly facing with outstanding views
- Stables and direct outriding
- Freehold





Introduction

Little Quarme is set within a beautifully secluded location down a private drive surrounded by its own land and with a southerly orientation with stunning views over the unspoilt Exmoor valley beyond.

The property presents a great opportunity for rare immediate outriding access and an established, successful holiday letting and wedding business with further potential to diversify into other events/retreat based bookings.

The farmhouse, set slightly apart from the cottages, provides good space and privacy. While the cottages and events barn provide a cluster of accommodation with a versatile range of options. The stables and land provide further livestock opportunities for equestrian

use or general animal grazing/growing, as well as expansion of the business into glamping/ themed retreat facilities, subject to the necessary consents.

Situation

The property is set within an ideal location at the heart of the Exmoor National Park. The village of Wheddon Cross lies half a mile away by road and less across the fields! The village is well served with amenities including shop, garage, primary school, pub and church.

Wider facilities are found in Dulverton and Minehead, both approximately 10 miles, with a varied range of independent shops and local services, including supermarkets in Minehead, which also is the terminus for the famous West Somerset Steam Railway. Taunton lies 23 miles to the east and provides access to the M5 at

Junction 25 and to a mainline train station to London Paddington, with the fast services in under 2 hours.

Exmoor National Park provides an unspoilt natural landscape which attracts visitors throughout the year. The highest point on Exmoor, Dunkery Beacon, is just 2 miles away and is accessible almost entirely by foot and bridle path from the property, along with many hundreds of miles of other pathways on Exmoor. The North Somerset coast has pretty harbours, villages and marinas including Watchet and Porlock Weir along with a number of villages owned by the National Trust.

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The Farmhouse

A spacious and charming, non-listed house of period origins with later additions. The well-presented accommodation features a large modern fitted kitchen/dining/living room with island unit and a range of light oak fronted cupboards. Beyond this is a cosy sitting room with wood burner. Across the hall is the dining room, a large room with a further fireplace with inset wood burner. Across the front of the house is the garden room with an open southerly aspect. Further to this is the fourth bedroom with an adjoining space, currently used for storage but part plumbed for an ensuite. Equally, this could work well as a study.

Leading up to the first floor a half-landing gives access to a cloakroom with WC and utility. On the first floor are three bedrooms, two en-suite and the third served by a family bathroom.

The Holiday Cottages

The six holiday cottages were originally converted from redundant farm buildings to provide a range of high quality accommodation of between one and three bedrooms. Each cottage has its own outside space and use of the communal gardens around the property. The cottages, in brief, comprise:

Exford – 1 Bedroom – Sleeps 2

Winsford – 1 Bedroom – Sleeps 2

Dunkery – 2 Bedrooms – Sleeps 4

Stable – 2 Bedrooms – Sleeps 4

Rose – 2 Bedrooms – Sleeps 4

Quarme – 3 Bedrooms – Sleeps 6

The Business

This successful and established business is split between holiday cottage letting and civil weddings and partnerships. The larger portion is holiday letting but the established wedding business occupies a good portion of the overall business. The property is licensed and the ceremonies take place mostly at the Douglas Fir gazebo overlooking the magnificent view, or indoors at the events barn. Indoor capacity is for 60 people.

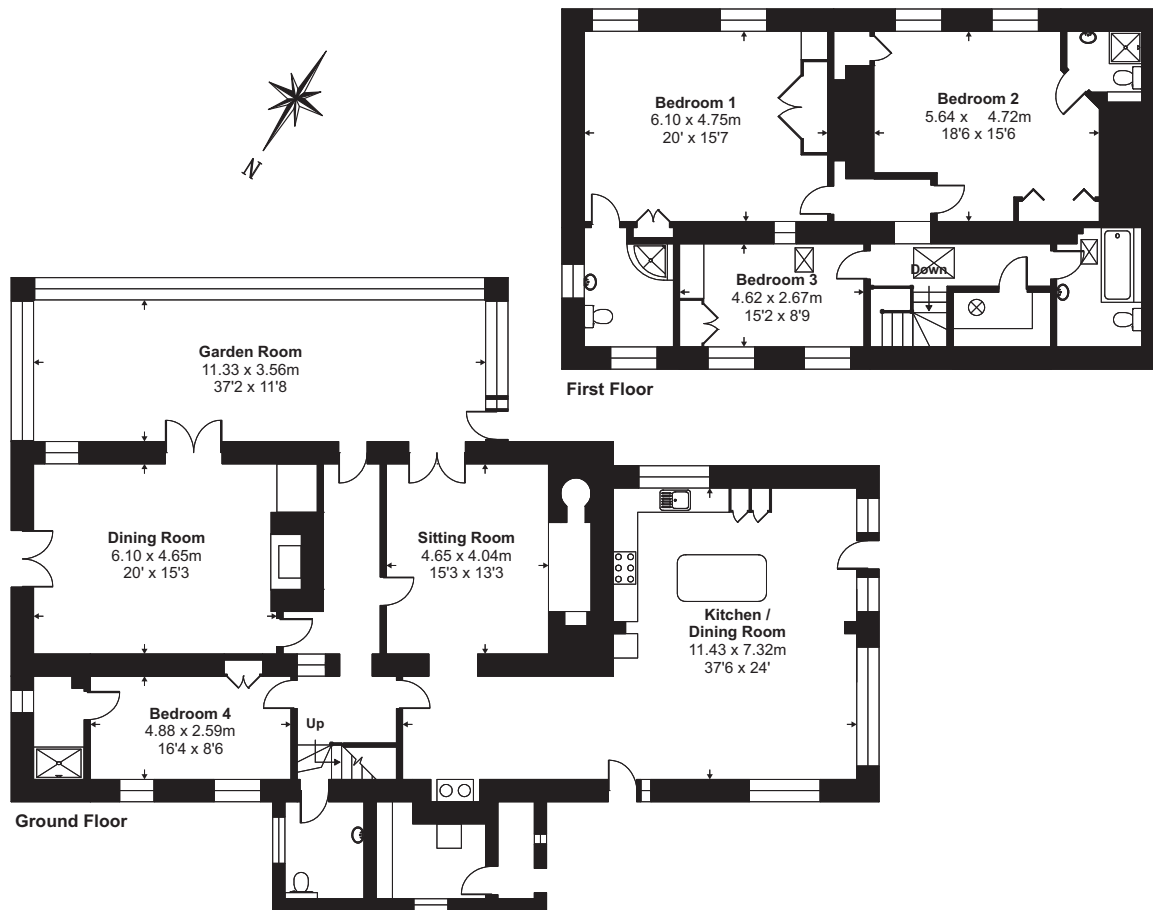
The business benefits from the vast majority of its bookings coming direct, combined with a high percentage of repeat



LITTLE QUARME

Approximate Area = 3519 sq ft / 326.9 sq m

For identification only - Not to scale



bookings, providing a very established and profitable base to handover to the next owner.

Further information, photographs and videos can be found at the business website at www.littlequarme-cottages.co.uk Accounts can be made available to bona fide interested parties following a viewing.

The Events Barn

This barn events space is licensed for weddings and has room to seat up to 60 guests, with toilet facilities. Further uses could be for exclusive group gatherings, birthdays, retreat, meeting/yoga space or any number of alternatives. The barn has a lovely deck onto the side overlooking the garden and views beyond.

Gardens, Outbuildings & Land

The property lies within 17 acres of mainly pasture land (certified organic with the Soil Association) on a southerly facing slope. This has, in the main, provided animal grazing and at times let to local farmers if not required. A particular feature of the property is the bridleway on the southern boundary, which gives direct out-riding access. To the west of the house and cottages is a stable block with five stables and a tack room.

Private gardens surround the house and provide recreation and entertaining space as well as a kitchen garden with raised beds etc. Between the drive and the house is a row of two double-fronted garages providing parking or storage/workshop space. Adjoining this a laundry room.

Well tended and landscaped gardens surround the cottages and wedding business, with an attractive pond and natural stream.

Services

Mains electric and water.

Private drainage served by a septic tank.

Oil-fired central heating for farmhouse.

LPG fired central heating to cottages.

Local Authority

Exmoor National Park Authority – www.exmoor-nationalpark.gov.uk

Somerset Council – www.somerset.gov.uk

Outgoings

Farmhouse – Council Tax Band F

Cottages – Rateable Value £13,250

Rights Of Way

The property is sold subject to and with the benefit of any public or private rights of way or boundaries. In particular, a public footpath passes through the top two fields and crosses the drive.

Directions

From the M5 Junction 25, take the A358, signposted to Minehead. Approximately 2 miles north of Taunton (after Cedar Falls) turn left onto the B3224. Little Quarme is 17 miles from this junction. Follow this road passing Raleigh's Cross (a large white pub on the left-hand side) and then turn right, still on the B3224, to Wheddon Cross. Go straight over the crossroads at Wheddon Cross (with the Rest & Be Thankful Inn on your left) and the entrance to Little Quarme is ¼ mile on your left (signposted).

Viewings

Strictly by appointment with Stags Holiday Complexes
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.



