



Long Meadow Farm

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Waterrow / Bathealton, Taunton, TA4 2AP

Wiveliscombe 4 miles | M5 (j26) & Wellington 7.5 miles | Taunton
Railway Station 14 miles

A beautifully appointed three-bedroom lodge, privately positioned with no immediate neighbours which enjoys far-reaching panoramic views, set in approximately 47.5 acres.

The property is well equipped with a range of versatile outbuildings, ideal for both livestock and equestrian pursuits.

- Three Bedrooms
- Master En-Suite & Family Bathroom
- Open Plan Kitchen/Diner/Living room
- Front & Rear Garden
- Range Of Outbuildings
- Set in 47.95 acres of land
- Agricultural or Forestry Tie
- Rural Views
- Freehold
- Council Tax Band C

Guide Price £1,150,000

SITUATION

Waterrow is a peaceful village set in the Tone Valley, close to Wiveliscombe, Wellington, and Exmoor National Park. Surrounded by rolling hills and open countryside, it offers a tranquil rural lifestyle. Nearby, Wiveliscombe just 4 miles away provides everyday amenities, independent shops, and schools. The town of Wellington is just 7.5 miles away, offering a wider range of facilities, access to the M5, supermarkets, and Wellington School. Taunton, the county town, is 14 miles to the east and provides fast rail links to London Paddington, further access to the M5, and a range of independent schools. The Blackdown, Brendon and Quantock Hills are all within a short distance and provide spectacular scenery and excellent walking, riding and fishing.

DESCRIPTION

An individual property overlooking beautiful countryside, designed by the current owner and built using Douglas Fir Logs from the Exe Valley. The accommodation comprises an open plan kitchen/dining/living area. Leading on from the kitchen are 2 bedrooms and a family bathroom. Stairs lead up to a mezzanine bedroom and en-suite WC. Outside is a pretty garden. There is a gated yard with a range of versatile outbuildings, ideal for both livestock and equestrian pursuits. The land is divided into various paddocks and is set in 47.50 acres. This property is subject to an agricultural tie which includes Agricultural or Forestry Workers, for further information please contact Stags Wellington.



ACCOMMODATION

Front door to the spacious living/kitchen/dining room with vaulted beamed ceilings. Bi-fold doors, Velux windows and a large apex window flood the room with natural light and frame the views of the surrounding grounds. A Multi-fuel woodburner radiates warmth throughout. Two dual aspect bedrooms can be found downstairs. As well as a family bathroom with a freestanding shower, bath and basin. Upstairs, a mezzanine bedroom overlooks the living space below and benefits from its own WC and wash basin.

OUTSIDE

The property is approached via a private driveway and secured by double gates, which opens onto a generous yard/parking area. Steps lead up to the lodge, where a patio offers a pleasant spot to relax and enjoy the surroundings. The garden wraps around the property and to the rear, a greenhouse and shed provide useful storage and back directly onto woodlands and paddocks. The grounds are stock-proofed and divided into paddocks, each benefiting from its own water trough - making it ideal for those with smallholding or equestrian interests.

The equestrian and farm facilities are well laid out. A large, gated and fully concreted stable yard provides access and usability all year-round. The yard includes a range of buildings and amenities, such as an office, WC and shower, store/tack room, kennel, a range of stables and a wash bay. An indoor school, there are a further three loose boxes, as well as a livestock barn which can be divided into additional bays, with lighting, power, and water connected throughout. The yard provides direct access to 47.95 acres of land. Within the land is the former old railway line which leads to two large spring fed ponds ideal for wildlife.

SERVICES

Mains electricity. Solar panels. Electric heating. Private water - borehole. Private drainage. Mobile coverage has good availability indoor and outdoor EE and O2 and variable indoor and outdoor Three and Vodafone (Ofcom).

VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

From Bampton, follow signs towards Wiveliscombe for approximately 6 miles, passing through Shillingford and Petton Cross. After Venn Cross, and shortly after entering Waterrow, turn right signposted to Bathealton and Stawley. At the first T-junction, continue straight ahead, following the lane for about 1 mile. At the Four Cross Way crossroads, turn right, signposted to Stawley/Ashbrittle. The driveway to Long Meadow Farm will be found a short distance along on the right-hand side.

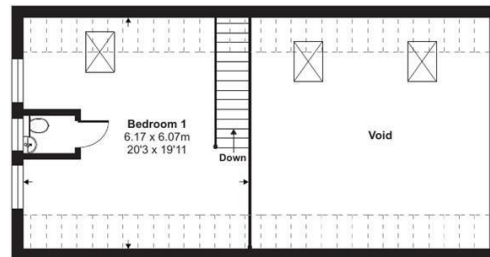




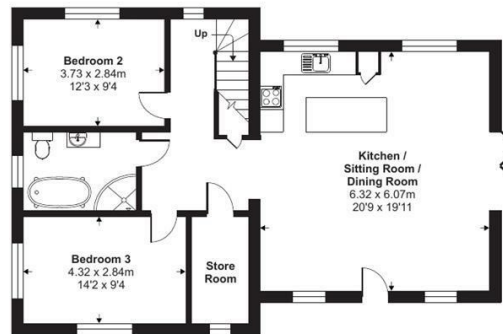
Approximate Area = 1238 sq ft / 115 sq m (excludes void / open barn)
Limited Use Area(s) = 118 sq ft / 10.9 sq m
Outbuildings = 11127 sq ft / 1087.1 sq m
Total = 13058 sq ft / 1213 sq m

For identification only - Not to scale

Denotes restricted
head height



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025.
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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B	90	93
(49-60) C		
(34-48) D		
(19-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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