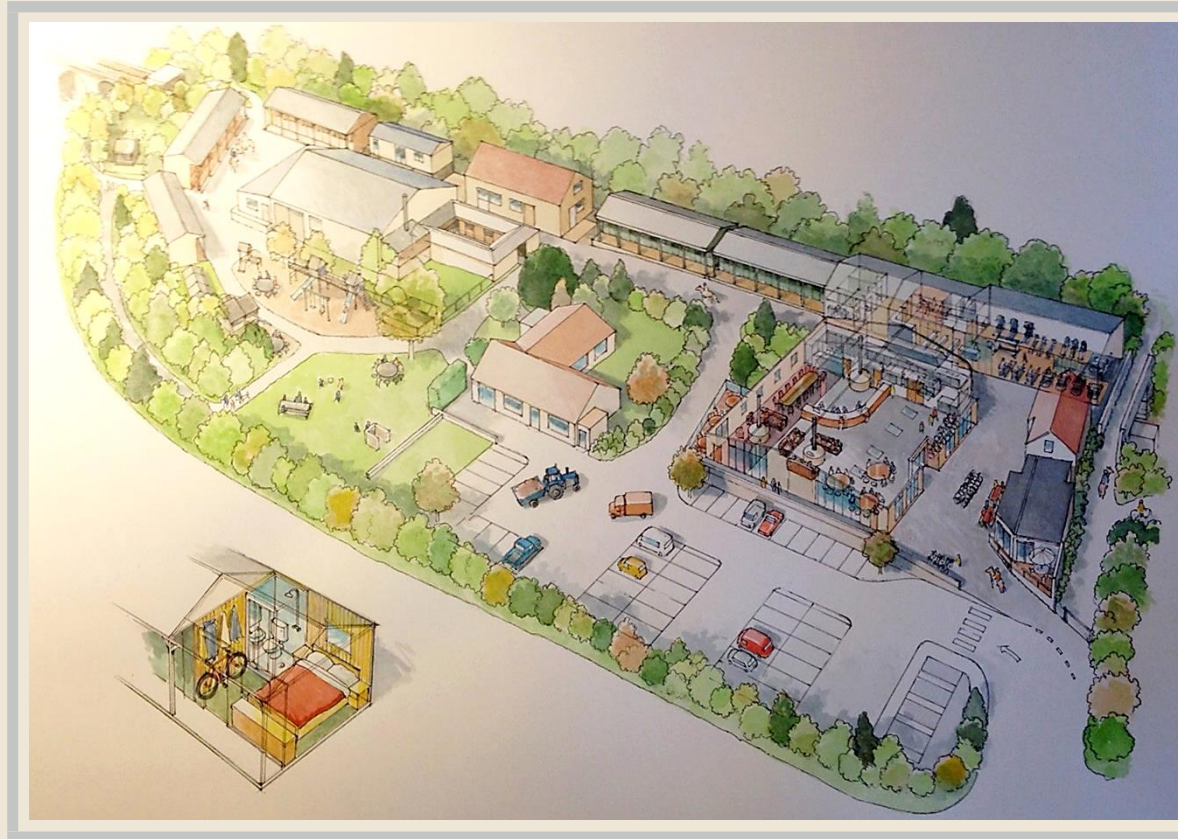


LITTLE HORSECROFT FARM



WELLOW, BATH





LITTLE HORSECROFT FARM WELLOW, BATH, BA2 8QF

Bath 5 Miles ♦ Bristol 15 miles
Bradford on Avon 6 Miles ♦ Frome 10 Miles
Bath Spa to London Paddington 85 minutes
M4 (Junction 18) 14 miles

An exciting property offering a wide range of residential, holiday, equestrian and commercial opportunities in a charming rural setting on the edge of the popular village of Wellow, close to the centre of Bath

Substantial five bedroom bungalow with adjoining two bedroom annexe

Holiday Cottages

Staff Flat

Two Bedroom Chalet

Well Established Wellow Trekking Centre with range of equestrian and agricultural buildings including indoor and outdoor riding arenas

Tearoom/café

Let workshops & commercial premises

Planning Permission to create Cycle Park and Visitor Centre

In all about 3 acres (1.2 hectares)





SITUATION

Little Horse Croft Farm is situated in a particularly unspoilt part of North Somerset overlooking the secluded valley of the Wellow Brook on the outskirts of the attractive village of Wellow.

Wellow is one of the most desirable villages to live in and has a vibrant community. It offers a country pub, village shop and primary school and the surrounding countryside provides an opportunity for all country pursuits with National Cycle Route 24 linking Bath to Frome passing through the village and an excellent network of lanes, bridleways and footpaths to ride and walk on.

Although set in beautiful countryside within the Cotswold Hills Area of Outstanding Natural Beauty, the property is only 5 miles from Bath City Centre with Bristol and other local market towns being within easy commuting distance.

High speed rail services to London Paddington are available from Bath whilst Bristol International Airport is only 40 minutes (22 miles) away. The M4 is easily accessible with Junction 18 approximately 15 miles away.

Bath is a Heritage City and is renowned as a tourist destination. It offers a wide range of restaurants, shops, museums, entertainment venues and beautiful architecture.

The area is particularly well served by excellent schools including Monkton Combe, Prior Park, King Edwards, The Royal High School for Girls, Kingswood, Stonar, Downside, Wells Cathedral and Millfield all being within easy reach.

Formal sporting activities in the area include:

- Hunting - The Beaufort, Mendip Farmers and Avon Vale
- Racing - Cheltenham, Bath and Wincanton
- Golf - Bath, Lansdown, Orchardleigh and Bradford-on-Avon
- Shooting – there are many pheasant shoots in the locality
- Sailing – Chew Valley and Blagdon lakes
- Fishing – Chew Valley and Blagdon Lakes and on local rivers

DESCRIPTION

The sale of Little Horse Croft Farm offers a unique and exciting opportunity to purchase an extensive property with full planning permission to extend the established equestrian enterprise to create a visitor centre, cycle park and gym, as well as other commercial opportunities.

The property is substantial with the inclusion of a large dwelling with two bedroom annexe, two holiday cottages, staff accommodation, tearoom/café and extensive and versatile buildings.



The fantastic location, close to Bath with the National Route, 24 cycle path passing the property provides opportunities to tap into the local and expansive tourist industry. There is considerable scope to continue equestrian enterprises or to expand into other avenues if desired.

LITTLE HORSECROFT FARM BUNGALOW

The farmhouse is a five bedroom bungalow that was built of block elevations under a tiled roof in 1989 and is subject to an occupancy clause. The accommodation is set out as follows:

A large **Porch/Boot Room** leads in to the **Kitchen/Breakfast Room** which is a spacious room with a range of fitted wall and base units and **Pantry**. The **Sitting Room** is a dual aspect room with fabulous views across the valley and has a woodburning stove set within an attractive fireplace. There is a **Cloakroom** and **Office**. On the ground floor there are four **Bedrooms** one with an **Ensuite Bathroom** and **Dressing Area** and a **Family Bathroom**. Stairs lead up to an **Attic Room** with access to a large storage area beyond. There may be further scope to extend into the roof space subject to the necessary consents.

Adjoining the bungalow is a two bedroom annexe with spacious open plan **Kitchen/Dining/Sitting Room**, a **Double Bedroom** with **Ensuite Shower Room** and stairs leading up to a further **Bedroom** with **Ensuite Cloakroom**.

COTTAGES

Little Horse Croft Farm has two holiday cottage conversions as well as two staff dwellings. As the property currently works with Riding for the Disabled, the accommodation has been set out with this clientele in mind. The cottages are set out as follows:

Smithy Cottage

Smithy Cottage is the larger of the two cottages and has a spacious **Kitchen/Dining/Sitting Room**, a **Double Bedroom** with **Ensuite Wet Room** and a **Cloakroom**. Stairs lead up to two further **Bedrooms**, both of which have **Ensuite Bathrooms**.

Paddock Cottage

Paddock Cottage adjoins Smithy Cottage and has an open plan **Kitchen/Dining/Sitting Room** and **Shower Room** with stairs leading up to a **Double Bedroom**.

Staff Flat

There is a studio flat with an adjoining workshop that has potential to be converted to further accommodation. The workshop is currently let out to a local business on a short term business lease.



The Chalet

There is a Swift Chamonix Chalet Home with an open plan **Kitchen/Sitting Room**, a **Double Bedroom**, a further **Bedroom** and a **Shower Room**.

EQUESTRIAN FACILITIES & BUILDINGS

The existing equestrian and farm facilities and farm buildings offer the following accommodation centered on a main yard area, with a site area of approximately 3 acres and benefit from mains water and electricity:

- **Stable block** constructed of block elevations under a profile roof comprising 10 stables and a tack room centered on a concrete courtyard area. Approx.140sq.m

- **Wooden stable/shed** (4.6m x 9m (15'1" x 29'6"))
- **Wooden stable block** providing 6 loose boxes and store/tack room. (4.3m X 17.6m (14'1" X 57'9"))
- **Further wooden stable block** providing 6 loose boxes (4.3m X 17.6m (14'1" X 57'9"))
- **Block built stables** comprising 19 loose boxes with access passages, store room (15m x 22m (49'2" x 72'2"))
- **Adjoining steel framed and block stables** providing 8 loose boxes, access passage and store/tack room (30m x 4.8m (98'4" x 15'9"))
- **Indoor riding arena** steel framed and block built (30m x 17.7m (98'4" x 58'0")) with sand and fibre riding surface, staff room, and classroom with kitchen facilities and toilets.
- **Outdoor ménage** (36m x 22m (118'0" x 72'2")) with woodchip surface, rails and kick boards.

Other

- Picnic area, children's play area and animal petting area.
- Hard-core parking area
- Reception and Café (16.3m x 8m (53'5" x 26'3")) with kitchen and toilets

PLANNING PERMISSION

Full planning permission was granted in April 2016 by BANES District Council under reference **15/05239/FUL** for the change of use of some of the equestrian and agricultural facilities at the property to use class A1 shops and retail, C1 hotel/guest houses and D2 leisure, along with the formation of a pedestrian courtyard, altered vehicular access and associated parking (please see proposed scheme drawings opposite).

BSUINESS PROPOSAL

A business proposal with forecast financial statements have been prepared for the development and proposed business. The proposed business involves an array of enterprises including:

- Visitor centre with café & restaurant
- Gym, spa, hydrotherapy pool
- Fitness classes, personal training, complementary & alternative therapies
- Creche, club house & children's gym
- Individual and cottage style holiday accommodation
- Retention of a horse riding school & livery

The business proposals and financial projections can be supplied on request.

GENERAL INFORMATION

Tenure – Freehold

Services – Mains water and electricity. Private drainage. Oil-Fired central heating.

Local Authority – Bath and North East Somerset

Council Tax – Little Horsecroft Farm – Band D

The Annex – Band A

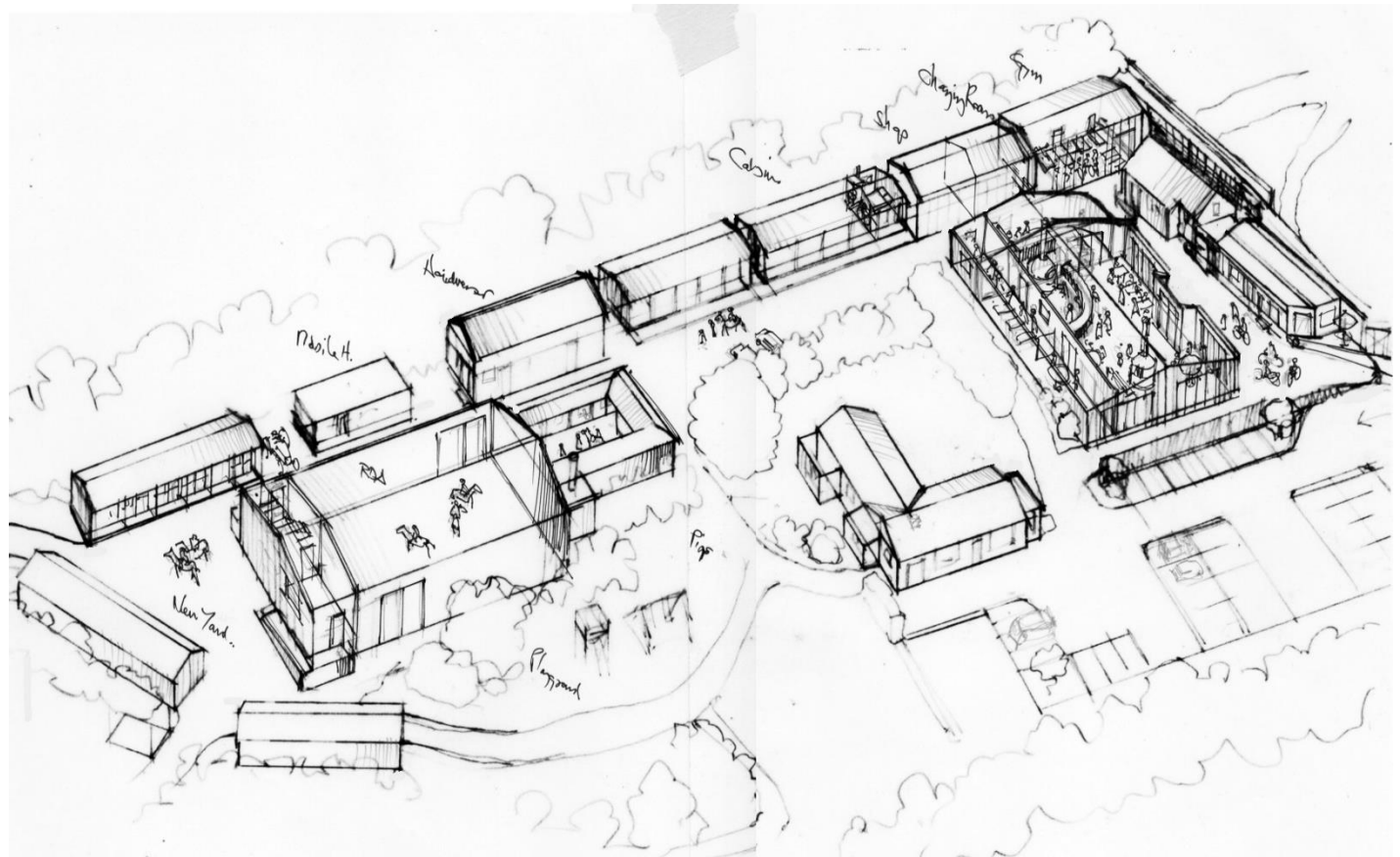
Paddock Cottage – Band A

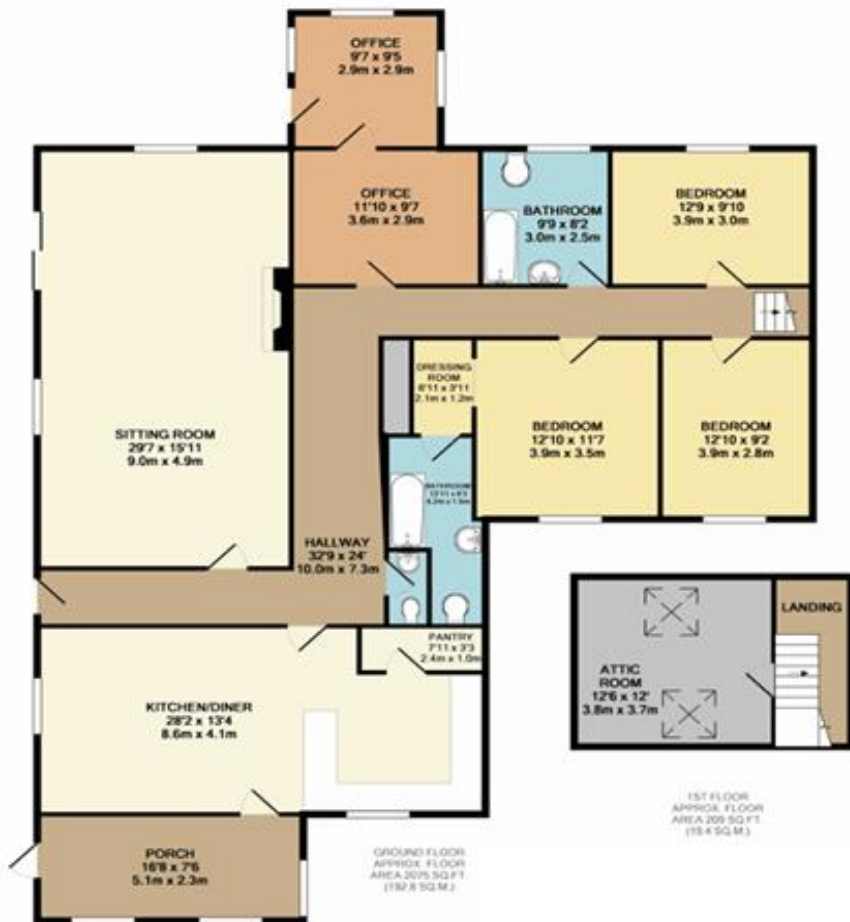
Keepers Cottage – Band A

Postcode – BA4 4QS

Viewings - Strictly by appointment with the Vendors' Agents, Killens 01749 671172

Fixtures and Fittings - All those items usually regarded as retained to the Vendors are specifically reserved out of the sale although may be available by separate negotiation.

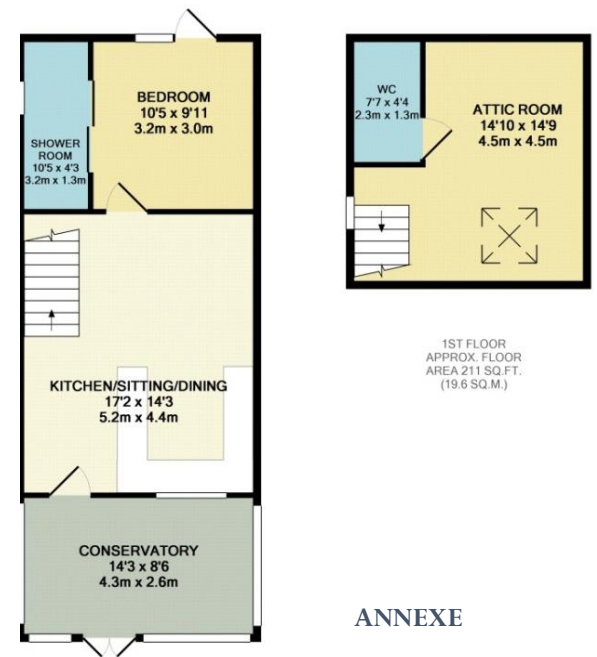




BUNGALOW

TOTAL APPROX. FLOOR AREA 224 SQ.FT. (21.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ANNEXE

GROUND FLOOR APPROX. FLOOR AREA 512 SQ.FT. (47.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 722 SQ.FT. (67.1 SQ.M.)

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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81 - 91) | B | | |
| (69 - 80) | C | | |
| (55 - 68) | D | | 63 |
| (39 - 54) | E | 43 | |
| (21 - 38) | F | | |
| (1 - 20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81 - 91) | B | | |
| (69 - 80) | C | | |
| (55 - 68) | D | | |
| (39 - 54) | E | | 51 |
| (21 - 38) | F | 33 | |
| (1 - 20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

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2. Any areas, measurements or distances are approximate. The text, photographs and any plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Killens have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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