STAGS

The Old Bt Hut Wiveliscombe Road, Wiveliscombe, TA4 2TR

Unique opportunity to convert a former BT Hut into a rural Somerset getaway.

Wellington 6.6 miles | Taunton 10 miles

• Planning permission for change of use • New buisness venture • For Sale by Informal Tender • Offers by 12pm on Tuesday 3rd November 2026. • Planning reference: 49/22/0012 • Freehold

Informal Tender £27,000

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SITUATION

The Old BT Hut is situated on the edge of the small hamlet of Croford, conveniently located between the villages of Milverton and Wiveliscombe. The nearby town of Wiveliscombe, less than two miles away, offers an excellent range of everyday amenities, including highly regarded primary and secondary schools, a selection of independent shops, and a variety of recreational and leisure facilities.

DESCRIPTION

A unique opportunity to acquire and convert a former BT Hut into holiday accommodation, benefiting from planning permission, with further development potential subject to the necessary consents. The accommodation comprises a light and airy open-plan living space with a kitchenette and ladder access to a mezzanine sleeping area. Leading off the main living area is a shower room fitted with a WC, wash hand basin and shower cubicle.

Outside, the property enjoys a small enclosed lawned area bordered by fencing. Offering an exciting opportunity to create a rural Somerset retreat, the property could also provide an attractive business venture in the growing holiday let market.

SERVICES

Mains electricity. Infrastructure is in place for a mains water connection, although it has not yet been connected. Mobile coverage is good outdoor with EE, poor to none outdoors with O2 and Vodafone and good outdoor, variable in-home with Three (Ofcom). This property has standard broadband (Ofcom).

PLANNING

Planning permission has been granted for the conversion of the property to a unit of holiday accommodation, subject to the relevant conditions. Further information can be found on the Somerset Planning Portal under planning application reference 49/22/0012.

METHOD OF SALE

The property is offered for sale by Informal Tender.

An Informal Tender Form is available from Stags. Tenders to be submitted in writing to Stags, 7 High Street, Wellington TA21 8QT together with proof of funds. Offers are invited by 12pm on Tuesday 3rd November 2026.

VIEWINGS

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

DIRECTIONS

From Milverton take the B3227 towards Wiveliscombe. After a short distance past the lane signed Quaking House the property can be found on the left hand side. What3words:///stuns.captive.clattered

STAGS

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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.