



Connells

Lower Chatley Farm And Lakes Woolverton
Bath



Property Description

A rare opportunity to acquire a farm extending to approx. 65 acres, with two residential properties, a substantial range of barns and stabling, and a floodlit riding arena. Currently operating as a working livery, the property offers flexibility for equestrian, agricultural or alternative uses.

Residences

- Grade II listed farmhouse providing family accommodation. Mendip Council Tax F
- Second house with agricultural tie. Mendip Council Tax D
- Both properties connected to mains water.

Buildings & Facilities

- Covered barn (approx. 75ft x 90ft) with 9 stables and open plan area.
- Barn (approx. 60ft x 45ft), open plan.
- Enclosed building (approx. 30ft x 15ft).
- Stone barn (approx. 70ft x 20ft), enclosed.
- Main yard with 10 stables and wash room.
- Floodlit all-weather riding arena (60m x 30m).

Water Supply

- Private underground reservoir provides drinking water for animals.
- River Frome runs through the property, feeding the lakes.

Lakes & Lodge Park

- Approx. 5 acres with two landscaped lakes, including islands and a weir.
- Planning permission in place for a luxury

lodge park.

- Landscaped areas surrounding the lakes, providing scope for leisure or tourism use.

Development Potential

The combination of two dwellings, multiple barns, stabling, 60 acres of pasture and 5 acres with landscaped lakes and planning consent presents strong potential for further development.

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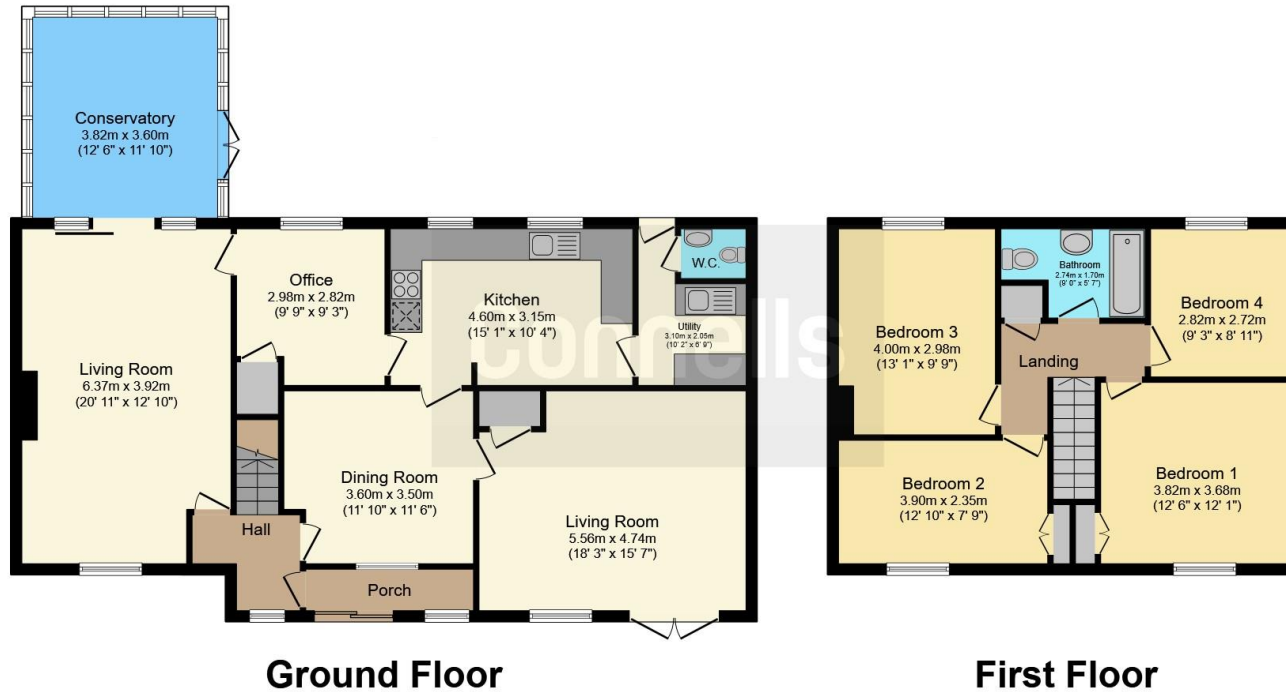
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Total floor area 165.3 m² (1,779 sq.ft.) approx

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

To view this property please contact Connells on

T 01225 754391
E trowbridge@connells.co.uk

11 Fore Street
 TROWBRIDGE BA14 8HA

EPC Rating: Exempt
 Council Tax Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/TWB307628



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