



Browpath Farm

Browpath Farm, Lydeard St. Lawrence, Taunton, TA4 3QJ



Taunton Rail Station - 11.3 miles
Taunton 11.6 miles
M5 16 miles

Browpath Farm is a unique countryside property set within approximately 3.5 acres of land, offering a contemporary eco home alongside six boutique guest cabins in a secluded position with outstanding views across the Somerset countryside.

- An Energy-Efficient Home EPC A Rating
- 6 Glamping Units
- Ideal Retreat Location
- Far Reaching Countryside Views
- Off-Grid Sustainability
- 3.5 Acres Re-Wilded Site With Natural Pond

Guide Price
£1,250,000



Introduction
Tucked away in the Somerset countryside, with no neighbours for half a mile, Browpath Farm is a unique rural property combining modern eco credentials with an EPC A and established guest accommodation. Originally a simple agricultural barn in a cattle field, the site has been thoughtfully developed to create a comfortable home alongside a small collection of six glamping units.

The property sits in 3.5 acres and centres around a contemporary, self-built house, complemented by six en-suite cabins that provide high-quality accommodation for guests. Together, they offer a flexible setup suited to both private living and hospitality use, with the cabins currently operating as a successful business, generating an established income stream.

There is also scope for future growth, whether by expanding the hospitality offering, enhancing the wellness and outdoor retreat experience, or developing further activities that make the most of the surrounding countryside and extensive leisure opportunities

Situation
Browpath Farm enjoys a peaceful rural setting in the Somerset countryside while remaining conveniently accessible to nearby towns and amenities. Situated a short distance from quiet country lanes and approached via a private track, the property offers privacy and seclusion with no neighbouring properties nearby. The surrounding landscape provides far-reaching views across open countryside towards Exmoor National Park and the Quantock Hills, both renowned for their natural beauty.

The county town of Taunton lies within easy reach and provides a comprehensive range of shops, restaurants, schools and leisure facilities, together with mainline rail services to London Paddington. The nearby Quantock Hills offer miles of scenic countryside to explore, while the Somerset coast and the landscapes of Exmoor are also within comfortable driving distance, making this an ideal location for those seeking both tranquility and accessibility.

Main House
Browpath Farm is approached from a quiet country lane via a private track, ensuring a high level of privacy and seclusion. The main house is a modern, self-built eco home, designed to maximise light and views with high ceilings and large windows. The property is timber frame, with wood fibre insulation and a mixed timber and steel cladding having been converted from an old stone barn with a mixture of concrete foundations and old stone. At the heart of the house is an impressive open-plan kitchen, living and dining space, providing a sociable area for entertaining with a dining table capable of seating up to sixteen guests and comfortable seating areas.

The kitchen has been thoughtfully designed for those who enjoy cooking and entertaining or group event dining. The kitchen and downstairs reception space is open plan allowing for social entertaining and living space. Off the reception rooms are double doors out onto a terraced area, ideal for al fresco dining and enjoying the surrounding views. A corridor from the kitchen leads to a generous king-size bedroom with countryside views and an adjoining bathroom with a walk-in rainfall shower.

Off the main living space is a substantial gym and indoor bouldering wall, with ample space for appropriate equipment, creating a unique recreational space within the home. On the first floor is another bedroom, bathroom and dressing room.

Lodges
The Lodges offer an off-grid, sustainable glamping experience. Totalling six luxury boutique glamping pods/cabins designed for a luxurious yet rustic stay. Each cabin is equipped with a private bathroom (shower/toilet) and a kitchenette. The site features ensuite facilities, private decking, and scenic views of a re-wilded, nature-focused landscape.

Outside
The land totalling 3.5 acres, has been rewilded since 2021 with 200 young trees planted, new hedgerows introduced and a natural pond reinstates,

Services
Drainage: Septic tank with soakaway located in the field below the house, with a right of access. Installed in September 2022.
Water: Private borehole located at the top of the field, treated with a UV filtration system.
Electricity: Solar panels provide the site's electricity through a Victron off-grid system comprising 32 panels, one 15kW battery, and a backup generator. Installed in 2021 and serviced in 2026.
Heating and hot water: Windhager biomass log boiler provides heating and hot water. There is also an immersion heater for summer hot water using solar power. Installed in 2021 and serviced in 2026.
Broadband: 4G router currently provides c.40 Mbps.
Alternative broadband: Airband is available approximately 100 metres from the property.

Agents Note
There is original planning permission to add a 1.5 storey extension over the existing carpark and workshop - ask the agent for further detail

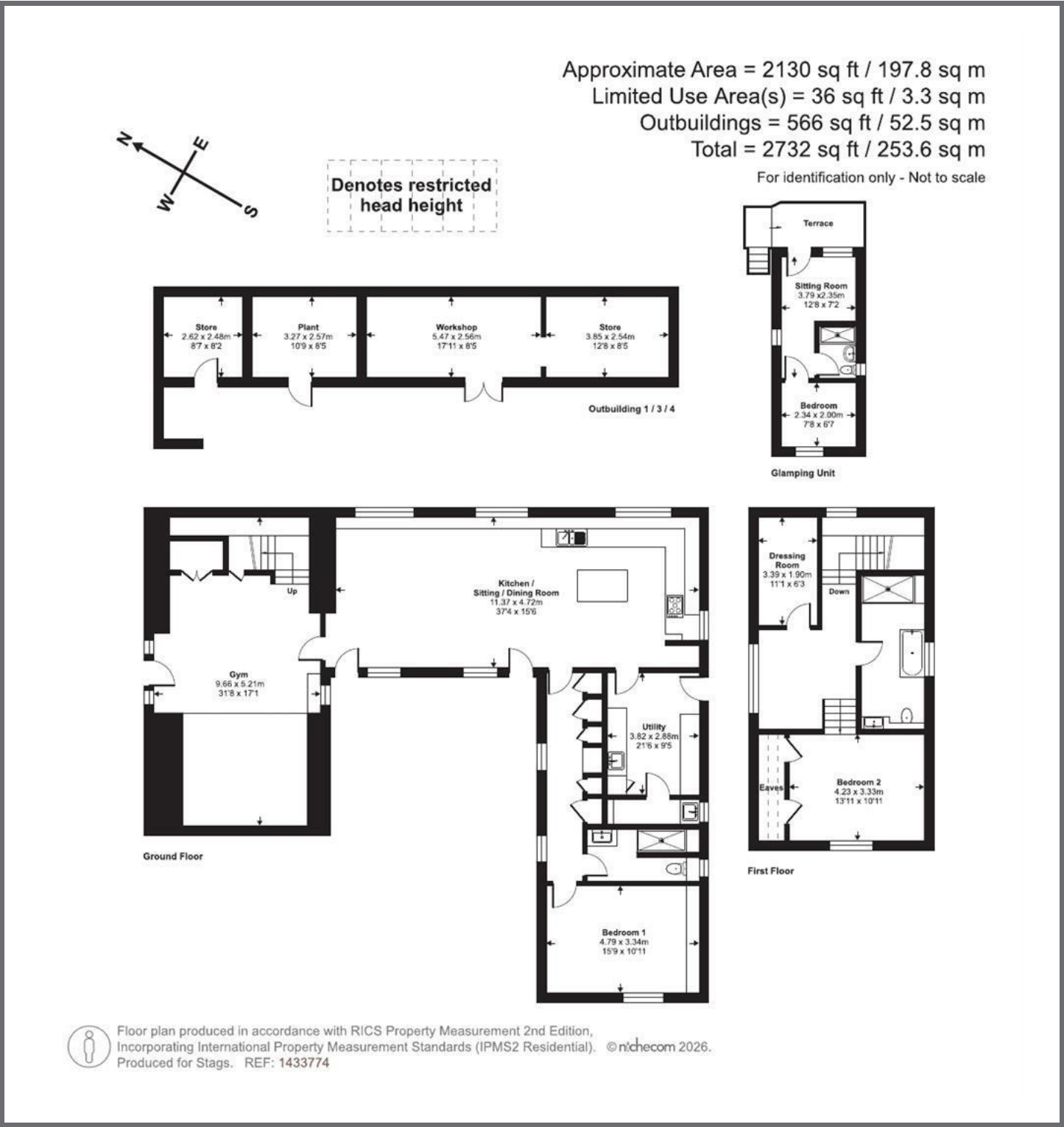
The owners of the surrounding farmland have a right of way over the track from Rexton Lane and along the edge of the field.

The owners of the adjacent woodland, together with those accessing the cabins, have a right of way over the track from Rexton Lane to the house.

Browpath Farm benefits from a right of access over the track from the house to the cabins.

Directions - What Three Words
What3Words ///gullible.synthetic.pouch





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		
Very energy efficient - lower running costs	Current	Potential
92-100 A	100	100
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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