

BEAU PADDOCK Easton, Wells, Somerset BA5 1AT

Offers Over £500,000



- Exciting Rural Development Opportunity
- Planning Permission to Convert Two Buildings to Create a Single Dwelling House
  - Residential Static Caravan
  - Large Summerhouse
- Spacious Grounds and Pasture Paddocks
- Approx. 2.2 Acres In All
- Beautiful Secluded Location At The End Of A Long Private Driveway

REF EO8247

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle

## GENERAL AND SITUATION

Approximate Distances:

Cathedral City of Wells 2.5 miles • Cheddar 6 miles • Bath 21 miles • Bristol 22 miles

A rural development opportunity comprising a site of approx. 2.2 acres with planning permission to convert two outbuildings to create a single dwelling house together with a residential static caravan and pasture paddocks, in a beautiful secluded location on the outskirts of a small village at the foot of the Mendip Hills.

Planning Permission was originally granted on 20<sup>th</sup> March 2015 under Application No: 2015/0203/FUL to alter and convert two existing outbuildings and construct a link building to create a single dwelling house. This permission was subsequently varied on 13<sup>th</sup> August 2021 under Application No: 2021/1494/VRC and the approved dwelling will have a large open-plan kitchen / family room with two en-suite bedrooms, a separate cloakroom and an adjoining workshop. Further information including plans and all supporting documentation can be viewed on the planning pages of Mendip District Council's website.

The current owners have lived on the site for around twenty years in a residential static caravan which was granted a Certificate of Lawfulness of Existing Use as a dwelling house on 13<sup>th</sup> December 2025.

The property is set in a lovely secluded and sheltered position, well away from the road, a short distance from the village of Easton which has a garage, village shop, church and junior school. Wider ranges of amenities are provided by the Cathedral City of Wells and there is a local bus service between Wells, Cheddar and Weston Super-Mare.

## THE PROPERTY

Approached off the A371 between Wells and Cheddar, via a wide-splayed concrete entrance with recessed double gates, flanked by post and rail fencing, leading on to a hard-surfaced, private driveway which extends along the eastern boundary of the property for about 200 yards.

There are ample parking and turning areas with space for numerous vehicles and there are a number of storage sheds and outhouses.

To the left of the drive is an attractive **Summerhouse** fronting on to a gravelled seating area overlooking the main outbuildings which have permission for conversion.

The **Residential Static Caravan** is set to the right of the drive providing two bedrooms, shower room, kitchen and lounge with services connected.

The rest of the land comprises well established pasture, enclosed with stock fencing, on a gently-sloping east-facing aspect.

There is a gated access onto an adjoining trackway known locally as 'The Strawberry Line' which is popular for dog walking and horse riding.

IN ALL APPROX. 2.2 ACRES (About 0.9 Hectares)

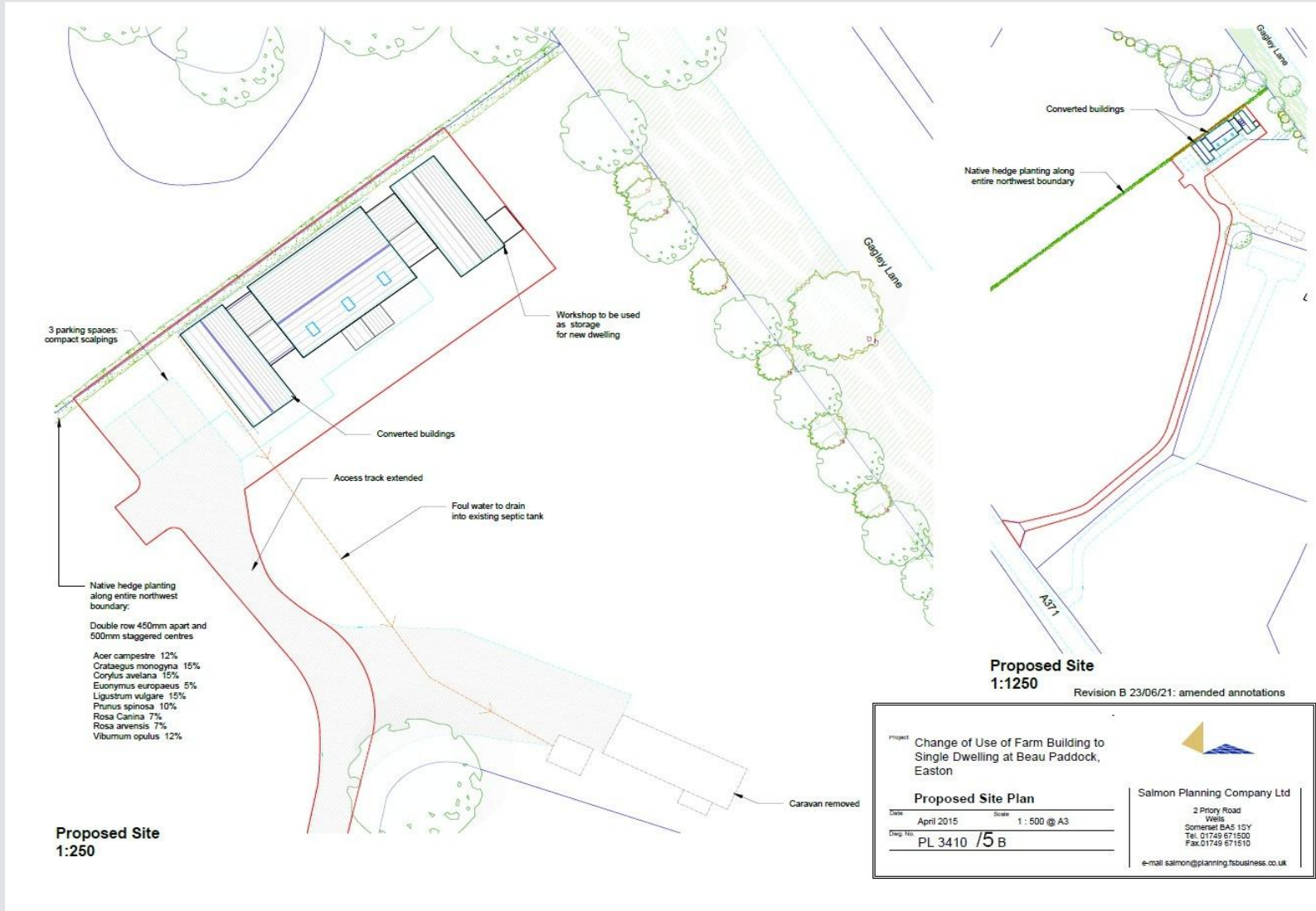


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**VIEWING**

Strictly by appointment only with the Agents

**LOCAL AUTHORITY**

MENDIP DISTRICT COUNCIL  
 Tel: 0300 123 2224

**SERVICES**

MAINS WATER, PRIVATE ELECTRICITY (diesel generator with supplementary supply from solar panels with inverter and battery tank), there is a SEPTIC TANK for the static caravan and a new private drainage system will need to be installed for the new dwelling.

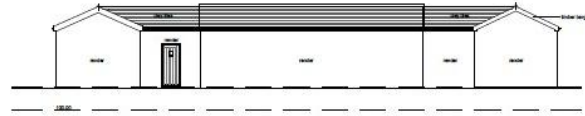
**TENURE** Freehold

**RURAL SCENE**

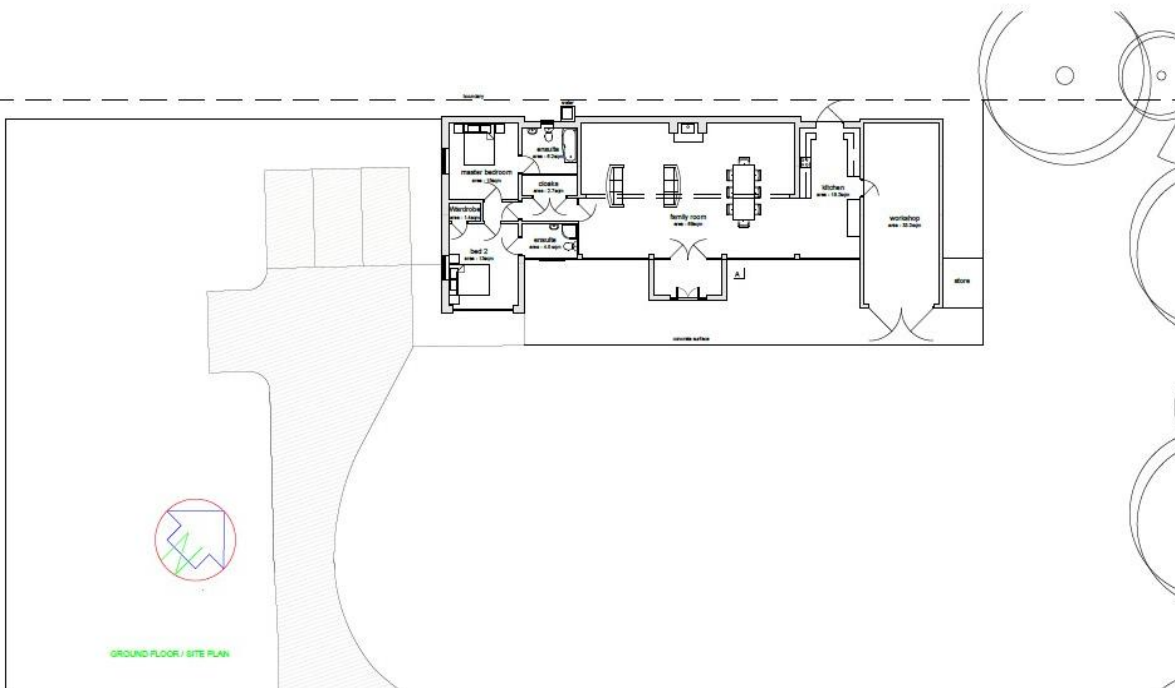
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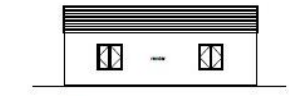
SOUTH - EAST ELEVATION



NORTH - WEST ELEVATION



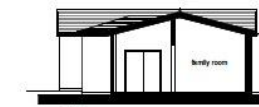
GROUND FLOOR / SITE PLAN



SOUTH - WEST ELEVATION



NORTH - EAST ELEVATION



SECTION A

**DIRECTIONS**

Travelling from Wells on the A371 towards Cheddar, continue for about 2.5 miles and the entrance to the property can be found on the right hand side.

what3words ///agrees.ombudsman.aviators

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited **Beau Paddock** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.