

CUMBTUNE FARM

PROPERTY PLANS & INFORMATION



PROPERTY INFORMATION

Freehold | Council Tax Band E | Agricultural tie
Buyers should obtain legal advice on the restriction.

Brightest move

CUMBTUNE FARM

COMPTON BISHOP | SOMERSET

NO ONWARD CHAIN

COUNTRYSIDE LIVING IN
COMPTON BISHOP

4 BEDROOM DETACHED HOME
WITH LAND & OUTBUILDINGS

GUIDE PRICE **£750,000**

THE PROPERTY HAS AN AGRICULTURAL TIE
PURCHASE IS SUBJECT TO A LOCAL OCCUPANCY / AGRICULTURAL TIE RESTRICTION



4 BEDROOM
DETACHED HOME

GENEROUS
PLOT & GARDENS

STUNNING
COUNTRYSIDE VIEWS

USEFUL
OUTBUILDINGS

COMPTON BISHOP
SOMERSET

A RARE OPPORTUNITY IN A SOUGHT-AFTER VILLAGE LOCATION

FEATURES & BENEFITS

NO ONWARD CHAIN WITH AGRICULTURAL TIE	EXTENSIVE GARDENS AND ORCHARD	STUNNING COUNTRYSIDE VIEWS	FOUR BEDROOM DETACHED HOME	MULTIPLE RECEPTION ROOMS
GENEROUS KITCHEN/BREAKFAST ROOM	VERSATILE ACCOMMODATION	FLEXIBLE GROUND FLOOR BEDROOM	DOUBLE GARAGE, DUTCH BARN & ENCLOSED KENNEL AREA	AMPLE OFF-ROAD PARKING

A COUNTRY HOME WITH 4.25 ACRES

GUIDE PRICE **£750,000**

NO ONWARD CHAIN

AGRICULTURAL OCCUPANCY RESTRICTION APPLIES

Brightest move

CUMBTUNE FARM

A COUNTRY HOME WITH SPACE TO GROW

Nestled within 4.25 acres of rolling countryside, Brightestmove are delighted to present to the market Cumbtune Farm, Compton Bishop - a charming four-bedroom detached rural haven offering panoramic countryside views and endless potential. The home's spacious and adaptable layout features multiple inviting reception rooms, a generous kitchen/breakfast room and versatile accommodation, including a ground-floor bedroom and study. Upstairs, three further double bedrooms include an impressive master suite complete with dressing room, en-suite facilities and stunning countryside views. Outside, extensive lawns, an orchard, paddock, double garage, Dutch barn and enclosed kennel area are complemented by an inviting sweeping driveway providing ample off-road parking. Together, these wonderful features create an idyllic setting for family life, entertaining and equestrian pursuits.

VIEWING STRONGLY RECOMMENDED!

GROUND FLOOR

A welcoming entrance hall leads to the characterful lounge with timber beams and stone fireplace, formal dining/reception room, generous kitchen/breakfast room, utility, cloakroom, ground-floor bedroom, study and additional snug/reception room.

ROOM DIMENSIONS

Entrance hallway	31' 3" max × 17' 3" max	9.53 × 5.26 m
Lounge	19' 0" × 13' 9"	5.79 × 4.19 m
Kitchen / breakfast room	19' 0" × 11' 9"	5.79 × 3.58 m
Utility room	10' 8" max × 9' 10" max	3.25 × 3.00 m
Reception / formal dining room	19' 9" × 10' 9"	6.02 × 3.28 m
Ground-floor WC	7' 0" × 3' 9"	2.13 × 1.14 m
Ground-floor bedroom	10' 7" × 10' 4"	3.23 × 3.15 m
Study / home office	10' 0" × 8' 4"	3.05 × 2.54 m
Additional reception / snug	14' 2" max × 10' 0" max	4.32 × 3.05 m

FIRST FLOOR

A spacious landing serves the master bedroom with countryside views, dressing room and en-suite, two further double bedrooms and the family bathroom.

ROOM DIMENSIONS

First-floor landing	23' 3" × 7' 6"	7.09 × 2.29 m
Family bathroom	8' 9" max × 7' 0" max	2.67 × 2.13 m
Master bedroom	18' 1" max × 14' 7" max	5.51 × 4.44 m
Dressing room	16' 8" max × 8' 5" max	5.08 × 2.57 m
En-suite bathroom / shower room	14' 2" max × 8' 2" max	4.32 × 2.49 m
Double bedroom	10' 6" × 10' 2"	3.20 × 3.10 m
Double bedroom	17' 9" × 9' 0"	5.41 × 2.74 m

GROUNDS & OUTBUILDINGS

Established lawns, mature trees, orchard and paddock land extend to approximately 4.25 acres, together with an extended double garage, Dutch barn, enclosed kennel area and ample parking.

TENURE & RESTRICTION

Freehold. Council Tax Band E. The property is subject to an Agricultural Occupancy Restriction. Buyers should seek legal advice on eligibility and the precise terms of the restriction.

A CLOSER LOOK

THE ACCOMMODATION & GROUNDS



THE APPROACH



THE FARMHOUSE & GARDENS



THE LOUNGE



KITCHEN / BREAKFAST ROOM



FORMAL DINING ROOM



PRINCIPAL BEDROOM



DOUBLE BEDROOM



FAMILY BATHROOM



THE PADDOCKS



THE GROUNDS