

Pleasant Spot Farm

Broadacres, Charlton Adam, Somerton

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Broadacres
Charlton Adam
Somerton
TA11 7BA

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Plus 2 bed annexe

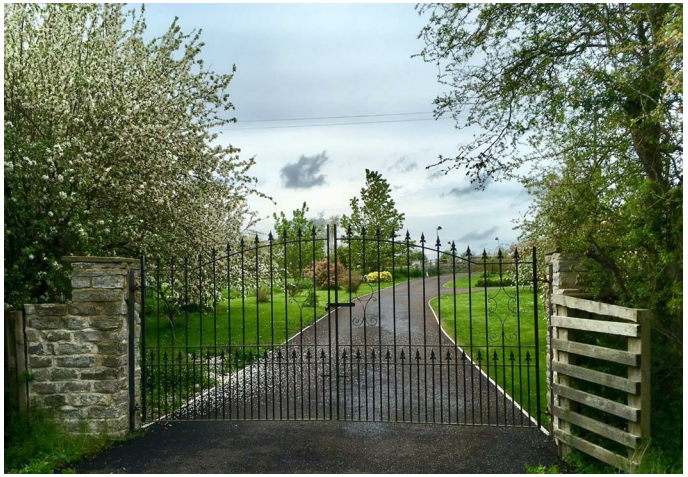
- Equestrian Property with Business rights and 8.2 acres
- Small Indoor Arena
- 20m x 60m Outdoor Arena with viewing hut, lights & mirrors
- 9 stables, several oversized
- 4 Horse Walker
- Tack room, workshop & 2 rug stores
- Tractor & hay barn
- Quiet village location down a no through lane

Guide Price £1,300,000

Freehold

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THE PROPERTY

An equestrian detached farmhouse nestling at the end of a quiet no-through lane, together with 8.2 acres in total, a separate 2-bedroom bungalow/annexe, range of stables, outbuildings, indoor turnout barn, outside floodlit school/arena, a 4-horse walker, gardens and a large yard.

ACCOMMODATION

The main house comprises an entrance hall, sitting room, separate dining room, conservatory, downstairs bedroom/study, ground floor shower room, kitchen/breakfast room, generous utility room (both the kitchen and utility room have been updated by the current owners in recent years), first floor landing, bedroom one with dressing/wardrobe area and large en suite shower room, 2 further bedroom, an airing cupboard and family bathroom.

The annexe/bungalow is completely self-contained (ideal for staff or family accommodation), comprising an entrance/utility room, cloakroom/wc, kitchen/dining room, sitting room, 2 bedrooms, one with a large walk-in wardrobe and bathroom. Access to an attached tack room/office, which in turn has a door connecting to an attached stable block.

OUTSIDE

The property enjoys two access driveways, one leading to the main farmhouse, the other allowing access for large lorries, leading to the yard and equestrian facilities.

The main house is approached via a double gated driveway sweeping around to a parking area and two single garages. The driveway also continues to provide access to the paddocks and yard if required. The garden wrap around the drive, are mainly laid to lawn with mature trees and shrubs along with a summerhouse. To the side of the house is a further gravelled garden area, paved patio/terrace to the front with a BBQ area and covered prep area.

The second driveway/entrance runs to the rear of the property from the access lane. This leads to the main yard, being of a very good size and provides ample parking and turning areas for all equestrian and other vehicles.







LOCATION

Charlton Adam is a picturesque and sought-after Somerset village, made up of period stone-built houses and cottages. It has a primary school, a historic church, a lovely public house serving fine food and ales, and easy access to delightful countryside walks, neighbouring villages, and gastro-pubs.

Nearby towns such as Somerton (4 miles), Castle Cary (9 miles), Glastonbury (7 miles), Street (6 miles), and Yeovil (9 miles) offer a wide range of shops, restaurants, and leisure facilities, including David Lloyd Gym, opening in 2027.

The very popular Newt, a country estate with magnificent gardens and a luxury spa hotel in Somerset, is approximately 20 minutes away.

The cultural cities of Bath, Bristol and Taunton are all within easy commuting distance, and Castle Cary's train station offers a direct line to London Paddington.

There are many good state schools nearby: primary schools in Charlton Mackrell and Somerton; Secondary schools in Street, Huish Episcopi and Bruton; Colleges in Street, Huish Episcopi, Taunton and more.

Millfield Prep and Senior are only a 10–15-minute drive away; Hazelgrove is another popular option for children between the ages of 2 and 13. Other private schools include Wells Cathedral, Downside, All Hallows, and schools in Bruton, Sherborne and Taunton.















EQUESTRIAN FACILITIES

The yard has been run as a successful livery and training yard for many years, and before this, it was a riding school. It also lends itself to a family that wants to ride in any weather. The facilities are well set up for all weather, with Indoor and outdoor arenas and 2 undercover cross-tie grooming areas.

The outdoor arena has lights and a large viewing gallery, and the indoor arena can double up as a winter turnout and is adjacent to a large barn for hay and tractor storage.

The stables (most of them oversized) have an automatic water system and have dual aspect windows for good ventilation.

The lorry park with its hard standing has ample parking for lorries, and beyond this there are level fields split into 10 easy access paddocks all within view.

The fields drain well allowing for all year turn out and is mainly Post and rail with mains water troughs. One large paddock has useful extra-high fencing. There is a 4-horse walker adjacent to the outdoor arena.

SERVICES

The main farmhouse
Solar panels were installed in 2024. Central heating via an air-source heat pump/radiators. Mains electricity, water and drainage. New wall and roof insulation, along with new radiators, were installed in 2024.

The annexe/bungalow
There is oil-fired central heating via radiators. Mains water, electricity and drainage.

MATERIAL INFORMATION

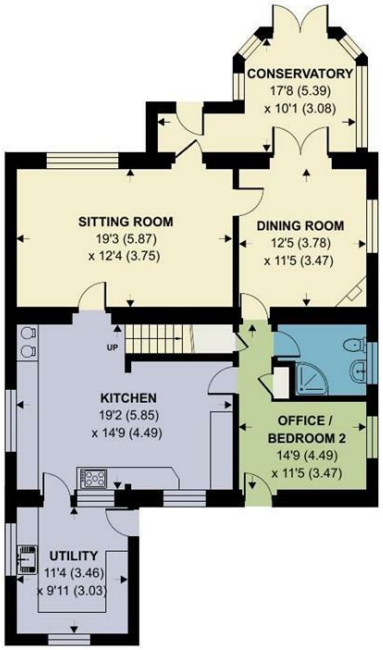
Council Tax Band: F
Somerset Council

DIRECTIONS

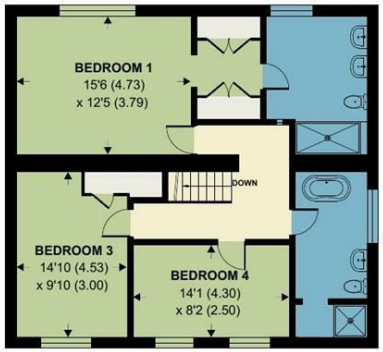
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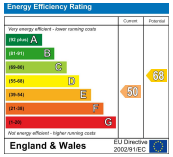
Approximate Area = 2053 sq ft / 190.7 sq m (exclude indoor school & store)
Annexe = 1929 sq ft / 179.2 sq m
Garage = 378 sq ft / 35.1 sq m
Outbuildings = 2508 sq ft / 233 sq m
Total = 6868 sq ft / 638 sq m



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1549175









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YEO/SH/24.11.2026

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