



RIGGISTON FARM

Walton - Street - Somerset



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Lynch - Walton - Street - Somerset - BA16 9RN

Street 2.0 miles; Wells 10 miles; Taunton 24 miles; M5 J23 9.5 miles; Bristol Airport 24.0 miles; Bath 29 miles



An exciting opportunity to purchase a Period Farmhouse extending to 174.1m², with a range of traditional Outbuildings and timber framed corrugated tin sheeted Farm Buildings, set within 2.50 acres of permanent pasture land (an extra 15.54 acres is available by separate negotiation). The property benefits from close access to the popular historic village of Street and the town of Glastonbury.

Freehold Guide Price £635,000



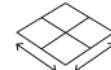
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174.1sq. m

Viewing by appointment only through the Sole Agents:

Greenslade Taylor Hunt, 44 High Street, Burnham-on-Sea, Somerset TA8 1AZ

Tel: 01278 765588

Email: farms.burnham-on-sea@gth.net

INTRODUCTION

The property comprises three reception rooms, kitchen, family bathroom, five bedrooms and features flagstone flooring on the ground floor and inglenook fireplaces, with extensive gardens and undeveloped traditional outbuildings attached to the house, all set within 2.50 acres.

DESCRIPTION

A traditional Somerset stone property under a slate roof, with a wealth of traditional features. Attached to the property are two stone outbuildings with clay tiled roofs, and in addition a standalone stone building to the north also with a clay tiled roof. The entrance to this period family home boasts a solid wooden door leading into the main hallway, with flagstone flooring leading to a substantial dining room and living room. To the south of the property is a generous lawn overlooking the agricultural land, with an orchard to the east. The property is located immediately next to the A39.

FARMHOUSE

Ground Floor:

Entrance Hall: with flagstone flooring.

Kitchen: with fitted units, stainless steel sink, dishwasher and washing machine connection points.

Breakfast Room: Stanley Stove which acts as the heating unit.

Living room: Wood Burner in situ, with a stone fireplace and window seat.

Dining Room: Flagstone flooring and inglenook fireplace with window seat.

W/C: with W/C and wash-hand basin.

First Floor:

Landing & corridor.

Bedroom 1: with loft access and cupboard off.

Bedroom 2

Bedroom 3: with Cupboard off.

Bedroom 4

Family Bathroom: with W/C and pedestal wash-hand basin.

Bedroom 5: with shower cubicle and built in cupboards.



OUTSIDE

The property is accessed directly off the public highway known as Main Street/A39 to the north of the farmhouse via a gravel drive and turning area, with a grass lawn and traditional stone outbuilding. To the east of the farmhouse is a range of traditional stone outbuildings adjoining the property, and an old wooden Barn with Orchard and lawn area. To the south there is an extensive lawn overlooking the agricultural land.

There is also a farmstead comprising of a range of timber framed buildings set within 2.5 acres in 1 parcel. The land can be accessed from the A39 and the farmstead.

Council Tax: Somerset Council Band E.

EPC: The house has an EPC rating of G.

SERVICES & OUTGOINGS

We understand that mains electricity and water are connected to the farmhouse. The property is on a private cess pit drainage system, and has oil-fired central heating via the Stanley Stove.

The farmstead and land benefits from having mains water connected.

SITUATION

The nearby popular historic Village of Street is just 2 miles east, which boasts a range of amenities including the popular shopping centre at Clarks Village. The property also benefits from its close links to the town of Glastonbury, 4.2 miles east. Glastonbury offers a range of attractions including the historic Tor and Abbey, plus a range of shops and services. Junction 23 of the M5 Motorway is located just 9.5 miles west, offering the property great links to major cities such as Bristol, Exeter and London. A mainline railway station can be found at Castle Cary and Taunton. The A303 is also located 10.4 miles to the south.

DIRECTIONS

From Junction 23 of the M5 Motorway at the Dunball Interchange, head east on the A39. Continue for 0.3 miles and then at the roundabout take the 3rd exit onto the A39/Puriton Hill and continue for 9.1 miles. The property will be situated on your right hand side and demarcated with one of our ‘For Sale’ boards.

WHAT.3.WORDS

For the exact location download the app and enter;
/// standing.ghost.mailers

ADDITIONAL INFORMATION

Broadband: There is no current broadband provider.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a LOW RISK from River/Sea and Surface Water flooding (the chance of flooding each year is defined as less than 0.1%).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	12 G	

AGENT’S NOTE

UPVC windows have been fitted throughout the property in 2021/2022 and warranty documents and FENSA documents will be provided.

There is a public right of way across the land.

Please note, there is a extra 14.38 acres of land available by separate negotiation — please contact the Agents.

Please note that one of the Executor’s relatives works for Greenslade Taylor Hunt.

2nd Edition 23.06.2026

Viewing

Strictly by appointment with the Agents

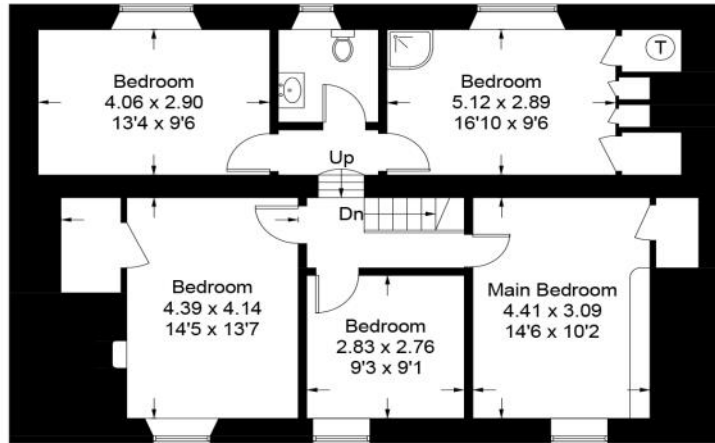
Greenslade Taylor Hunt
44 High Street, Burnham-on-Sea,
Somerset, TA8 1AZ

Email: robert.stone@gth.net
Tel: 01278 765588 | Ref: BUR



Approximate Gross Internal Area = 174.1 sq m / 1874 sq ft
 Outbuildings = 112.3 sq m / 1209 sq ft
 Total = 286.4 sq m / 3083 sq ft

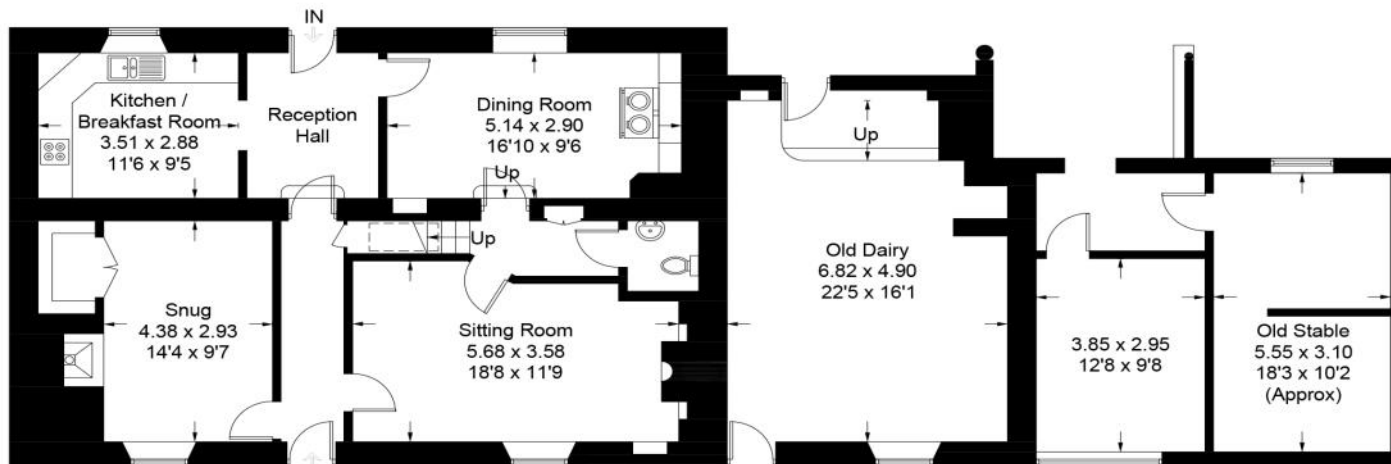
 = Reduced headroom below 1.5m / 5'0"



First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1281158)

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

