

STATION FARM

gth

BURTLE





Station Farm, Station Road, Burtle, Bridgwater, Somerset TA7 8NU

 6
  4
  5
  322 sqm

An exceptionally rare opportunity to acquire a versatile smallholding capable of multi-generational living on the outskirts of the village of Burtle. The Farmhouse offers a three bedroom home with a further extension and annexe offering a further three bedrooms. Outside offers a range of agricultural buildings and land.

Freehold Guide Price £695,000

DESCRIPTION & OUTSIDE

In brief, Station Farm comprises a three bedroom dwelling, two bedroom extension and one bedroom annexe together with a range of agricultural buildings and pasture land.

The Farmhouse

The front door leads through to two reception rooms, both with fire places, a well equipped utility room, downstairs W/C and kitchen. The staircase rises to a landing with three double bedrooms and a large family bathroom.

The Extension

The extension offers scope for multigenerational living with a well-equipped kitchen and utility room, sun room and downstairs W/C. The first floor provides a family bathroom and two double bedrooms, one with a dressing room and en-suite. The extension is currently a separate part of the property, however, there may be the opportunity to connect this to the Farmhouse to create a larger dwelling.

The Annexe

The annexe projects from the extension and offers a reception room, kitchen, double bedroom and W/C. This may again have the ability to be conjoined with the rest of the property or be used as a standalone guest suite.

The property requires modernisation throughout but provides prospective purchasers an opportunity to develop the property to suit individual needs.



Outside

The property offers a large lawned garden with a number of timber storage buildings and a former vegetable patch. There is a smaller garden to the front of the Farmhouse with a patio area.

The Agricultural Buildings

To the rear of the dwelling are two ranges of modern agricultural buildings, one offering **two steel portal framed** buildings historically used for livestock housing measuring **25.35m x 18.41m** and **18.28m x 14.80m** with a **lean-to off** measuring **14.99m x 14.18m**. The second group of building consists of a total of eight buildings as follows: two **timber monopitch buildings** measuring **7.62m x 3.43m** and **22.89m x 7.53m**, the second with a **lean-to off** being **7.48m x 6.88m**, a mixed **timber and steel monopitch building** measuring **18.20m x 12.38m**, a **steel portal framed building** measuring **15.01m x 11.06m**, two **concrete block buildings** measuring **5.35m x 4.56m** and **12.32m x 7.68m**, a **Dutch barn** measuring **13.73m x 6.24m** and a **monopitch building with a lean-to to part** measuring **25.69m x 6.01m**.

The Land

The land extends in total to approximately 3.15 acres (1.27 ha) and comprises two useful enclosures of permanent pasture. The northern field parcel has been infilled over the years being adjacent to the former railway line and the southern parcel has also been ‘made up’ but we have not verified the material that has been imported.

SERVICES & OUTGOINGS

We understand mains water, electric and private drainage are connected.

Council Tax: Somerset Council Band ‘D’.

Drainage Rates: Drainage Rates are payable to the Somerset Drainage Boards Consortium.

DIRECTIONS

What3words: ///evaporate.trailers.amuses

From the A39, Bath Road, turn north towards the village of Edington on Holywell Road. Continue straight over the crossroads, keeping on Holywell Road and follow the road to the right onto Edington Road. Continue for approximately 1.8 miles where the entrance to Station Farm will be on the left after the bridge over the South Drain and before The Duck public house.

CONSUMER PROTECTION REGULATIONS

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.

LOTTING

It is anticipated that the property will be offered as a whole, but the Vendor reserves the right to sell the property as a whole or in lots privately or to amalgamate, withdraw, sub-divide, alter, add to or amend any lot or any part prior to the sale. No responsibility can be accepted for any expenses incurred by intending purchasers inspecting properties which have been sold, let or withdrawn.

STATUTORY DESIGNATIONS

The land sits within a SSSI Impact Risk Zone where planning applications are assessed for likely impacts on nearby SSSIs/SACs/SPAs & Ramsar Sites. Immediately to the west of the property is a Scheduled Monument being ‘Wooden Trackways on Chilton Moor, 300m west of Station Farm’.

TOWN AND COUNTRY PLANNING

The land, notwithstanding any description contained in these particulars is sold subject to any Development Plan, Tree Preservation Order, Town Planning Schedule, Resolution or Notice which may be or which may come to be in force, and also subject to any statutory provision of byelaws without any obligation on the part of the Vendors to specify them and the Purchaser shall be deemed to

have full knowledge of and to satisfy themselves about the provisions of any such matter affecting the property.

DEVELOPMENT CLAWBACK

The sale will not be subject to development clawback provisions and therefore will be sold free of this encumbrance, which will mean that any benefit of any subsequent change of use and/or planning permission will be retained by the purchaser without the need to pay any uplift to the predecessors in title.

HEALTH AND SAFETY

Our Health and Safety policy requires that all interested parties undertaking viewings, if accompanied by a member of GTH staff, must wear their own Personal Protective Equipment (PPE). If interested parties do not adhere to our policy and view the property unaccompanied (or without PPE) then they do so at their own risk, and we/the seller cannot be held liable for any personal injury or claim for compensation.

TENURE AND POSSESSION

The property is sold as freehold with the benefit of full vacant possession.



RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

We have been informed that Station Farm is accessed as a right by user over a stoned track leading from Station Road to the east. This is indicated by the dashed brown line on the Site Plan

The property is sold and so far as required by the Vendors will be conveyed subject to all easements, quasi-easements, privileges and advantages (whether way of water, drainage, light or laying and maintaining water and other pipes or mains of any nature whatsoever) for the benefit of any other property as the owner, tenants or occupiers thereof now or have been accustomed to use, enjoy or exercise. The property is sold subject to all easements and wayleaves of telegraph and telephone poles and stays and wires, and electric pylons, pipes (whether poles and cables, water, gas and other referred to in these Particulars or not) at present erected on and passing over or under the property, and subject to the Agreements affecting the same (if any) and to the Town and Country Planning Scheme, or County, Local Authority or any other statutory body affecting the same.

ENVIRONMENTAL MANAGEMENT SCHEMES

Our investigations indicate that the subject holding is not subject to any agri-environmental management scheme.

ADDITIONAL INFORMATION

Broadband: FTTP — Superfast broadband is available — highest available download speed 80 Mbps.

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.

Flood Risk: According to information from the Environment Agency, the subject property is within Flood Zone 3.



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1280378)

The Farmhouse

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The Extension and Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



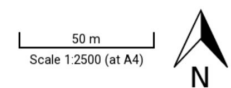
VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.
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GREENSLADE TAYLOR HUNT
www.gth.net



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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.

