



LITTLEFIELD HOUSE FARM

Badgworth - Axbridge - Somerset



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Badgworth - Axbridge - Somerset - BS26 2QY

Burnham-on-Sea 7.9 miles; M5 J22 6.4 miles; Weston-Super-Mare 10.6 miles; Bristol Airport 12.7 miles; Bristol 21.1 miles



A charming 1930's Farmhouse in need of modernisation, with a range of Agricultural Buildings, and views extending to Brent Knoll, Crooks Peak and over the Somerset Levels. The property lies within 6.43 acres with the option to purchase an additional 10.86 acres to the south of the farmhouse. This is the first time the property has been on the market since 1967.

Freehold Guide Price £795,000 (additional land £120,000)



2



3



1



151.8 sq. 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

A charming 1930's Farmhouse in need of modernisation, with a range of Agricultural Buildings, and located in an ideal location on the outskirts of the village of Badgworth. The property has close links to the M5 and the A38, and views towards the Mendip and Quantock Hills

DESCRIPTION

Littlefield House comprises a detached 3-bedroom property with a range of Agricultural Outbuildings, generous garden and separate access to the farmstead. Please see the Floor Plan within these particulars for a description of the rooms.

FARMHOUSE

Ground Floor: -

Hallway: stairs up

Kitchen: With oil fired Rayburn, stainless steel sink, fitted units and door out.

Dining room: with wood burner.

Sitting room: with fireplace.

Garage: up and over door.

First Floor:-

Landing

Bedroom 1

Bedroom 2

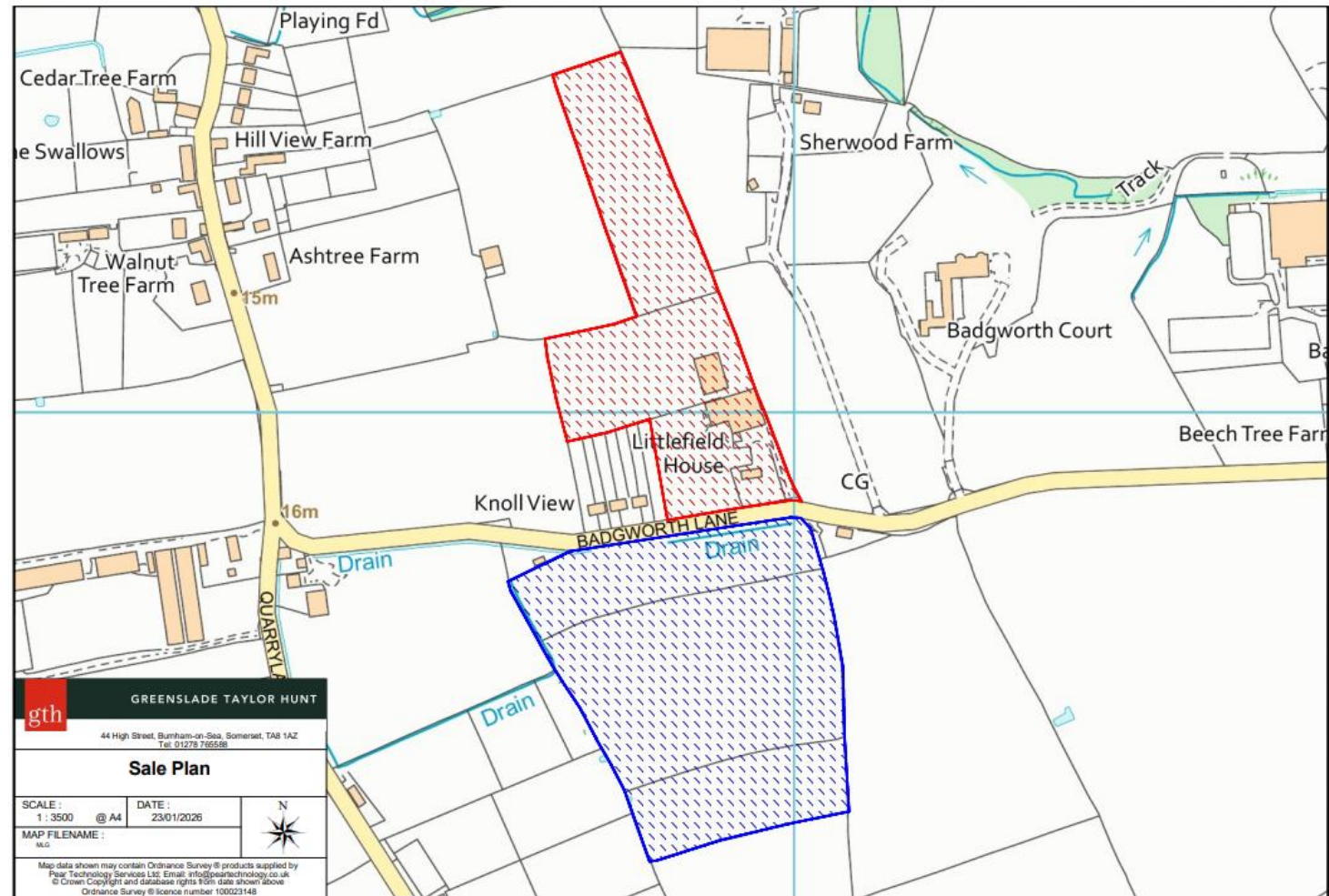
Bedroom 3

Bathroom: with wash hand basin and bath.

W/C

FARM BUILDINGS

The Farm Buildings comprise of both steel portal framed buildings (3no 30' x 60') and timber frame corrugated tin sheet buildings, and are set within 6.43 acres (2.60 ha) of agricultural land, with the option to purchase an additional 10.86 acres (1.39ha) to the south of the farmhouse.



OUTSIDE

The property is set within 6.43 acres (2.60ha) comprising 3 parcels, which includes the Farmhouse and outbuildings as edged and hatched Red on the attached plan. There is an additional 10.86 acres (4.39ha) edged and hatched Blue on the attached plan, available to purchase for an additional £120,000 to square off the plot.

The Farmhouse benefits from a large garden area to the front and rear, with a paved driveway leading to the Garage, and an additional gravel access track along the eastern boundary leading to the farmstead.

The farmstead comprises a range of wood framed, corrugated tin sheeted agricultural buildings, and 3no 30' x 60' steel portal framed buildings.

SERVICES & OUTGOINGS

We understand that the property is served by mains electricity (single phase) and mains water, with a septic tank, and is heated by oil-fired central heating.

Council Tax: Somerset Council Band F.

EPC: The house has an EPC rating of F.

SITUATION

Littlefield House Farm is situated approximately 7.9 miles northeast of the towns of Burnham-on-Sea and Highbridge in the County of Somerset, which is situated in the southwest of England. The property lies approximately 6.4 miles from Junction 23 of the M5 motorway, with Bristol located 21.1 miles to the north. Burnham-on-Sea is a bustling seaside town offering a range of services. There is a train station at Highbridge offering connections to Bristol and Exeter. The property boasts extensive views to the south and west extending to Brent Knoll, Crooks Peak, Quantock Hills and over the Somerset Levels.

DIRECTIONS

From Junction 22 of the M5 take the 3rd exit off the Edithmead roundabout onto the A38/ Bristol Road. In 1.7 miles and at the next roundabout take the 2nd exit to continue along the A38/ Bristol Road. Proceed for 3 miles and then turn right onto Church Lane. After 1.2 miles turn left onto Badgworth Lane and the property is situated 0.2 miles along the Lane on the left hand side.

WHAT.3.WORDS

For the exact location download the app and enter;
/// fells.case.marsh

ADDITIONAL INFORMATION

Broadband: There is no broadband currently connected to the property

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%).

AGENT'S NOTES

Rights of Way— a Public Footpath traverses the property.

The bunded diesel tank situated on the property and gates attached to the buildings are included in the sale.

House – carpets & curtains will be left, along with the log burner. White goods to be removed.

Some machinery may be left on the property.

The Vendor is retaining a strip of land to the west, adjacent to the house, and a new fence will be erected prior to completion.

2nd Edition: 07.08.26

Viewing

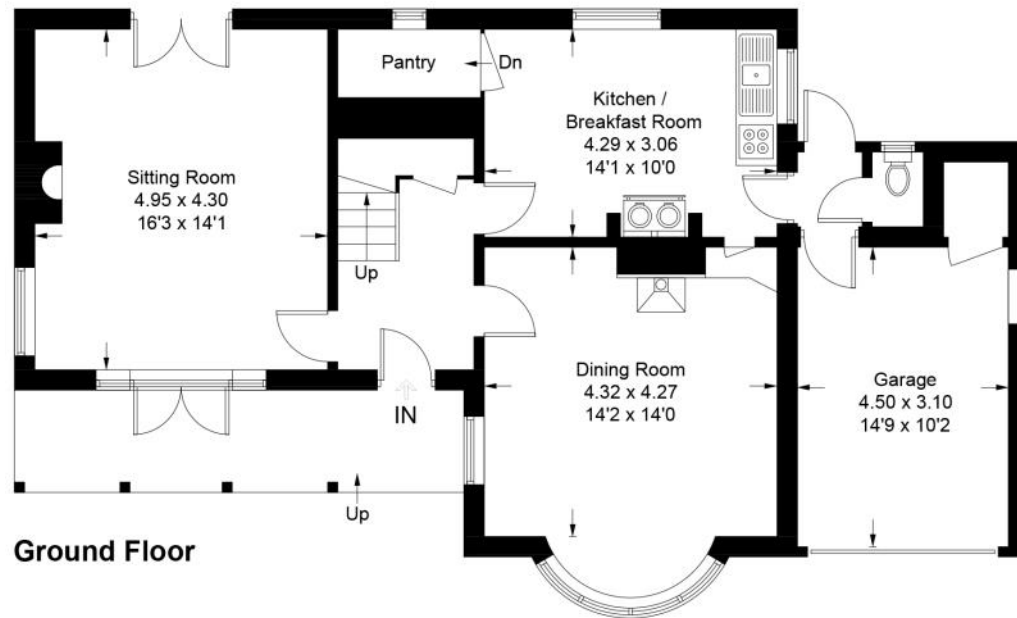
Strictly by appointment with the Agents:

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

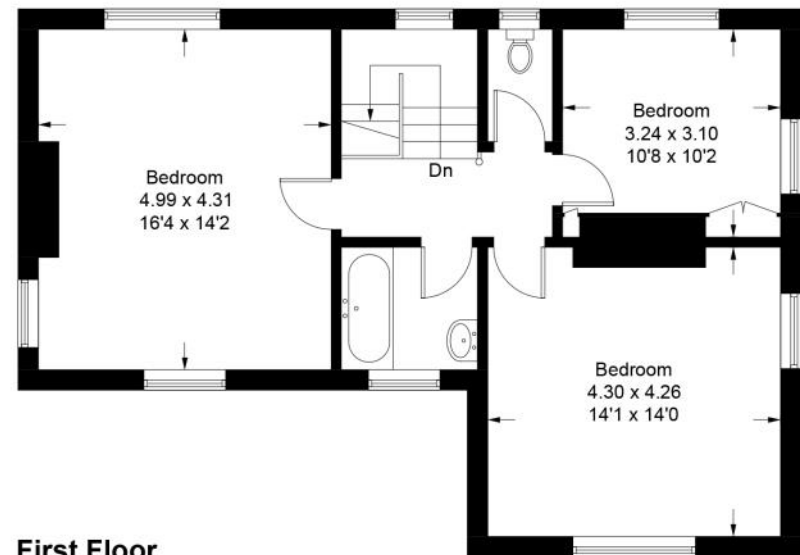
Email: robert.stone@gth.net
Tel: 01278 765588 | Ref: BUR



Approximate Gross Internal Area = 151.8 sq m / 1634 sq ft
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1281157)

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



