

An aerial photograph of a large estate in Marshwood, Somerset. The central focus is a large, light-colored stone house with multiple chimneys, surrounded by several large barns with dark, pitched roofs. The estate is situated in a lush green landscape with large fields and a cluster of trees. In the background, a coastal town is visible along the edge of a bay, with a few ships in the water under a clear blue sky.

Marshwood

WOOD LANE, BLUE ANCHOR, SOMERSET

savills





Marshwood

WOOD LANE, BLUE ANCHOR, MINEHEAD, SOMERSET, TA24 6LA

Beautiful and historic farmstead, between the West Somerset Coastline and Exmoor National Park, offering great potential to create a wonderful family home or lifestyle business opportunity

Dunster about 3.5 miles • Minehead about 5.5 miles • Taunton about 20 miles

Lot 1: Marshwood Farmhouse & buildings in about 9 acres

Entrance porch leading to a cross-passage hallway • Sitting room • Drawing room • Front and back kitchen
Utility & boot room, original dairy & pantry cloakroom & WC

Master bedroom suite • 6 further bedrooms • 2 bathrooms & separate WC

Range of traditional and modern outbuildings with potential for conversion to include an annexe (stp)

Modern & traditional stabling, workshops & tractor storage barn

Gardens & grounds including a vegetable garden & orchard

Paddock & copse of woodland. In all about 9 acres

Lot 2: Buildings at Marshwood

Selection of traditional stone and modern steel framed agricultural buildings, with potential for a variety of different uses or potential for Class Q & holiday let conversion, equestrian facilities and riding school or demolition and removal, subject to the necessary consents

EPC – Exempt



SAVILLS TAUNTON

York House,

Blackbrook Business Park,
Taunton, Somerset, TA1 2PX

01823 785441

cclifford@savills.com

SITUATION

The property is set about 0.5 miles inland from Blue Anchor Bay, on the West Somerset Coastline between Exmoor and the sea. Surrounded by beautiful unspoilt countryside, Marshwood provides an ideal setting within easy reach of many of the area's most favoured landmarks. The nearby towns of Minehead, Watchet and Williton provide everyday amenities and facilities, whilst the county town of Taunton, about 20 miles to the East offers a wider range of shops and schooling facilities. Taunton also has main line rail connections and access to the M5 at junction 25.

The property is well situated for those who enjoy exploring the coast and countryside, being within easy reach of the West Somerset Coastline, Exmoor, the Quantock Hills and the Brendon Hills providing many miles of foot and bridle paths. There are many popular beauty spots a short distance from the property, including the historic and medieval village of Dunster with its famous castle and Yarn Market. Also, the West Somerset Railway, a historic heritage railway of about 20 miles, with frequent steam engine services provides additional charm and interest to the area.

Lot 1: MARSHWOOD FARMHOUSE

Marshwood Farmhouse comprises a handsome Grade II* listed farmhouse, set in beautifully kept gardens and grounds, a selection of modern and traditional outbuildings with plenty of future development potential and a pasture paddock, all of which enjoy wonderful views over the surrounding area.

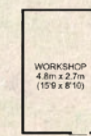
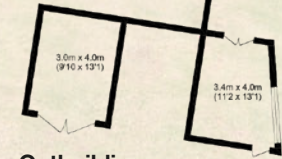
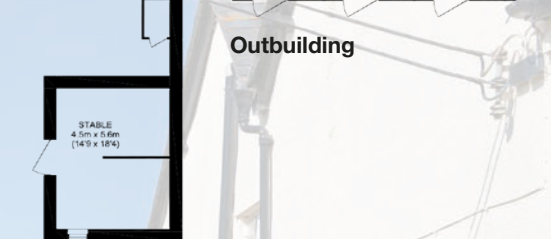
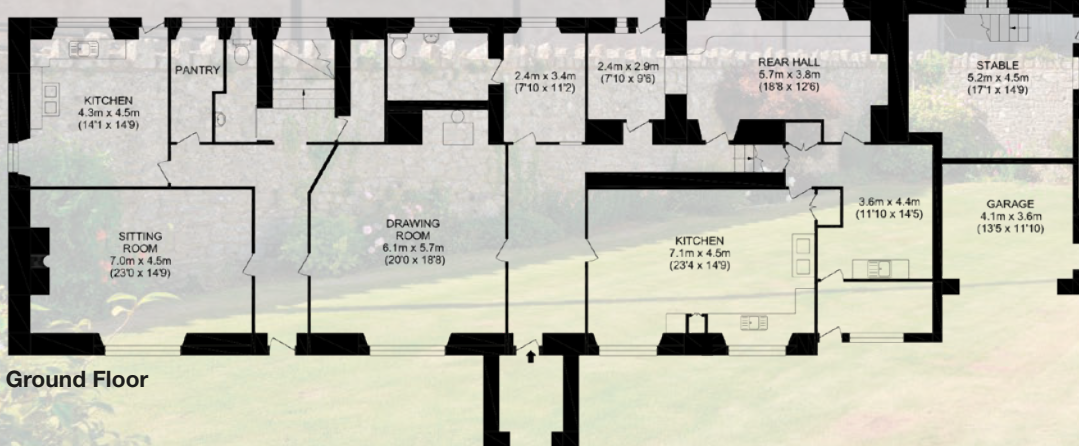
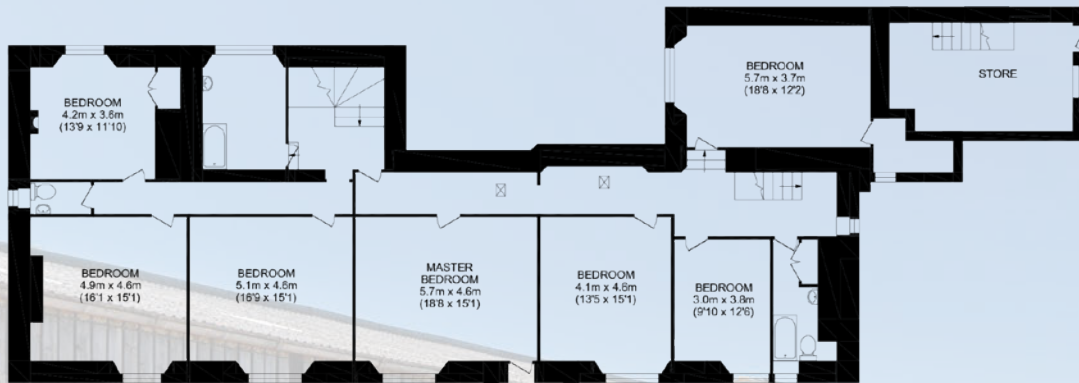
The farmhouse was historically linked to Cleeve Chapel, having previously been part of the Luttrell and then Crown Estate. The property is not known to have been publicly marketed for sale at any time since its construction.

Originally a manor house, the building dates from the late 15th Century, with 16th and 17th Century additions. Retaining much charm and character throughout, with many original features, including ornate plasterwork, Hamstone windows and a stunning elm staircase, the building requires internal renovation throughout.

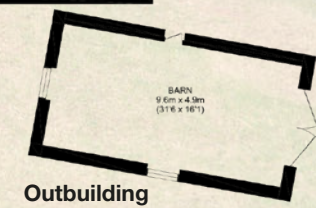
The ground floor offers a fine selection of reception rooms, two kitchens and the original dairy. There are seven bedrooms on the first floor, one of which is ensuite, and two bathrooms. The layout of the building lends itself to multi-generational living and an annexe could be created if required. In addition, further accommodation could be created by converting the stable and hay loft on the east wing of the building, subject to the necessary consents.



MARSHWOOD FARMHOUSE
 Approximate Gross Internal Area:
 482 Sq.M. - (5188 Sq.Ft.)
 Out Building: 62 Sq.M. - (667 Sq.Ft.)
 Out Building: 562 Sq.M. - (6050 Sq.Ft.)



Outbuilding
Not Shown in Actual Location/Orientation



Outbuilding

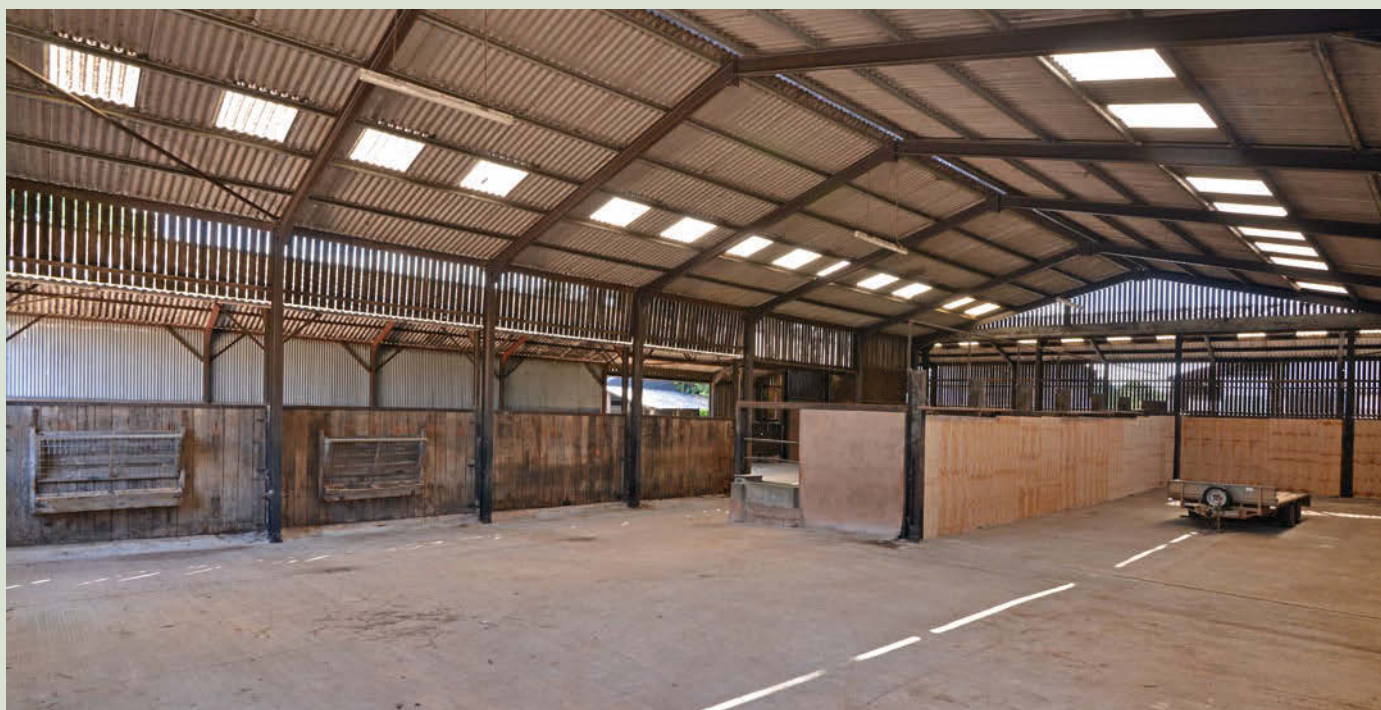


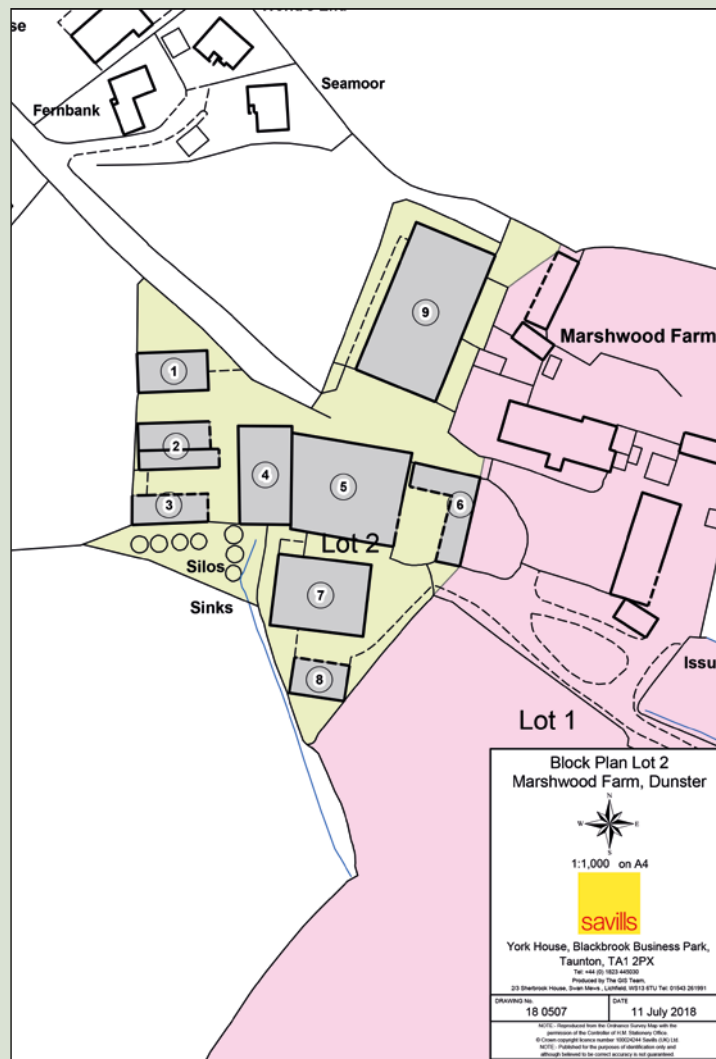
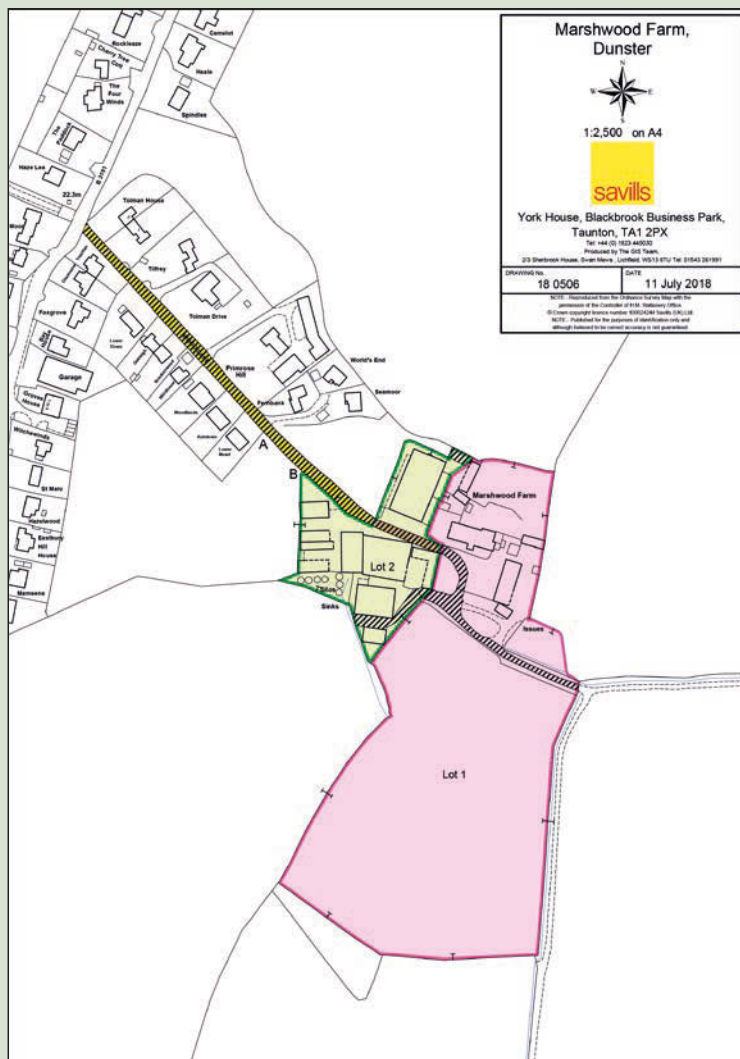
Outside, there is a significant range of modern and traditional outbuildings, including stabling, workshops, a large storage barn, cart store and garage. The gardens surrounding the house are a particularly attractive feature of the property, offering large areas of lawn, a vegetable garden and orchard. From the gardens, there are far reaching views over the surrounding area and across to the Bristol Channel. In front of the farmhouse, there is a large courtyard, parking area and a paddock, which runs down to the property's southern boundary.

Lot 2: BUILDINGS AT MARSHWOOD

To the west of the farmhouse and gardens, there is a substantial selection of modern and traditional agricultural buildings, which can be accessed either from the driveway, or the south west corner of the courtyard in front of the Farmhouse. Until recently, these buildings have been used as agricultural livestock buildings and storage facilities and there are also 7 grain silos. To the north of the driveway, there is a substantial feed store/lambing shed, which could be converted into an indoor riding school and stabling if required, subject to the necessary consents.

With the relevant consents in place, the buildings to the south of the drive could be used or converted for a variety of different uses, including storage facilities, conversion to holiday accommodation, agricultural enterprises, or simply demolished and removed to extend the land and holding of the property as a whole. Dimensions of the various buildings are as follows: Please be aware that these buildings are subject to an uplift clause and that the vendors intend to retain rights of access (please see rights covenants and grants).





NAME	NUMBER	AREA METRES SQUARED APPROX
LOT 2	1	196.23
LOT 2	2	246.91
LOT 2	3	154.36
LOT 2	4	366.39
LOT 2	5	758.91
LOT 2	6	232.04
LOT 2	7	476.09
LOT 2	8	141.98
LOT 2	9	962.81

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OUTGOINGS

Council Tax Band: G

SERVICES

Mains electricity, gas & water to Marshwood Farmhouse. Oil-fired central heating. Private Drainage. The purchaser will be required to install a new foul drainage system to the property. The purchaser of Lot 2 will need to arrange connection to the nearby mains water supply.

RIGHTS COVENANTS AND GRANTS

A right of way to the Vendors is to be reserved over the areas hatched black on the attached plan subject to the vendors contributing to the maintenance on an according to user basis.

FIXTURES AND FITTINGS

The property is sold as seen. The Alvan Blanch grain dryer will be removed unless separately negotiated with the purchaser.

VALUE ADDED TAX

Any guide price quoted or discussed are exclusive of VAT. In the event of a sale of the property or any right attached to it becoming a chargeable supply for the purposes of VAT, such tax would be payable in addition to the purchase price.

DIRECTIONS

From Taunton, take the A358 to Williton, then Join the A39 towards Minehead and Porlock. Pass through Washford and Billbrook, then turn right on reaching Carhampton, signposted to Blue Anchor. Continue along this road for just under a mile, turning right onto Wood Lane, shortly after passing the Blue Anchor Bay Garage on your right. Proceed to the bottom of Wood Lane to Marshwood.

VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.



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