



Bathealton Lands



Bathealton Lands, Previously Blackberry Barn

Bathealton, Somerset TA4 2AJ

Wellington 5.9 miles | Taunton 12.2 miles

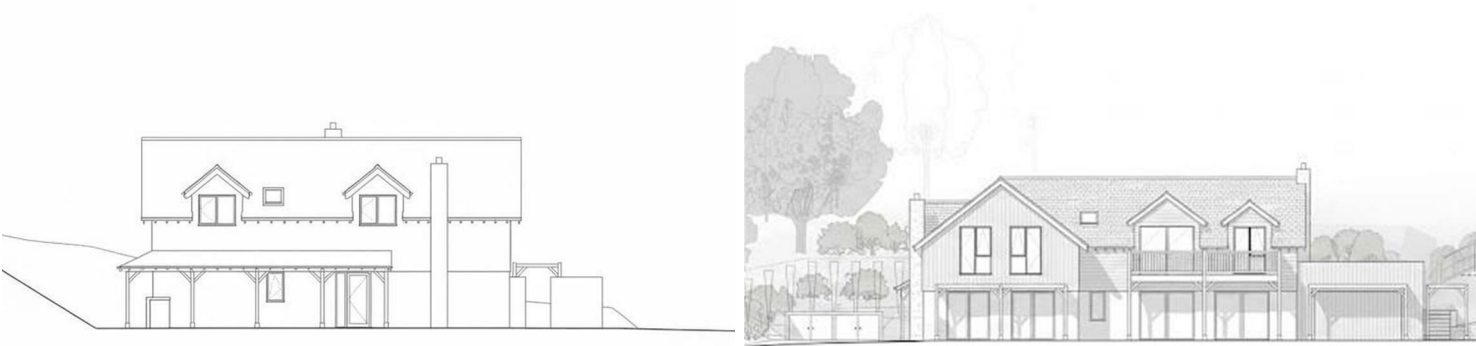
Unique rural development opportunity with planning for a four-bedroom property, stunning far reaching views and up to 2.3 acres.

- Planning Reference 03/25/0005 (30/03/26)
- Full planning consent
- Mains water
- Far reaching views
- Council tax TBC
- Up to 2.3 acres
- Edge of village
- CIL Exempt
- Freehold

Guide Price £475,000

SITUATION

Bathealton Lands is situated near the village of Bathealton, nestled close to the Brendon Hills, Exmoor National Park, and the Quantock Hills. The nearby town of Wiveliscombe, approximately three miles away, provides a good range of everyday amenities, including shops, schools, a butcher's and post office. The market town of Wellington is around 6.5 miles away and offers supermarkets, a health centre, a variety of independent retailers, and the well-regarded Wellington School. For a wider selection of shopping, leisure, and educational facilities, the county town of Taunton is within easy reach. Excellent transport connections are available via the M5 motorway, with access points at Wellington, Taunton and Tiverton. Mainline rail services are also conveniently available from both Taunton and Tiverton Parkway.



ACCOMMODATION

Bathealton Lands benefits from planning consent for conversion into a substantial four-bedroom residential dwelling with condition of demolishing existing buildings. The barn is ideally positioned to take full advantage of the surrounding countryside, enjoying attractive views across the rolling hills. Further details can be found under Somerset County Council Planning Reference 03/25/0005. The buyer has the opportunity to modify the design subject to the necessary planning consent.

The approved plans provide for a utility room, plant room, cloakroom, snug, pantry, open-plan kitchen/dining room and separate living room on the ground floor. The first floor is designed to accommodate four double bedrooms, each with its own en-suite bathroom. The principal suite benefits from separate his and hers en-suite facilities.

OUTSIDE

Bathealton Lands extends to approximately 2.3 acres and enjoys far-reaching views across the surrounding countryside.

SERVICES

Mains water. Electric is nearby. Fibre available nearby.

VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

From Wellington, proceed north on the B3187 towards Milverton. After approximately 2.5 miles, at the sharp bend in Langford Budville, turn left and continue through the village. Take the next right-hand turning, followed by another right, signposted for Wiveliscombe. Continue for around 2 miles to Springrove Cross, where you should turn left towards Bathealton. Follow this lane for approximately 1 mile, and Bathealton Lands will be found on the left-hand side.

W3W location written.plays.spans

AGENTS NOTE

Some of these Images are CGI's and aren't an accurate representation.

TRAIN TIMES

Rail connections to London Paddington are available from both Taunton and Tiverton Parkway stations:

Taunton to London Paddington

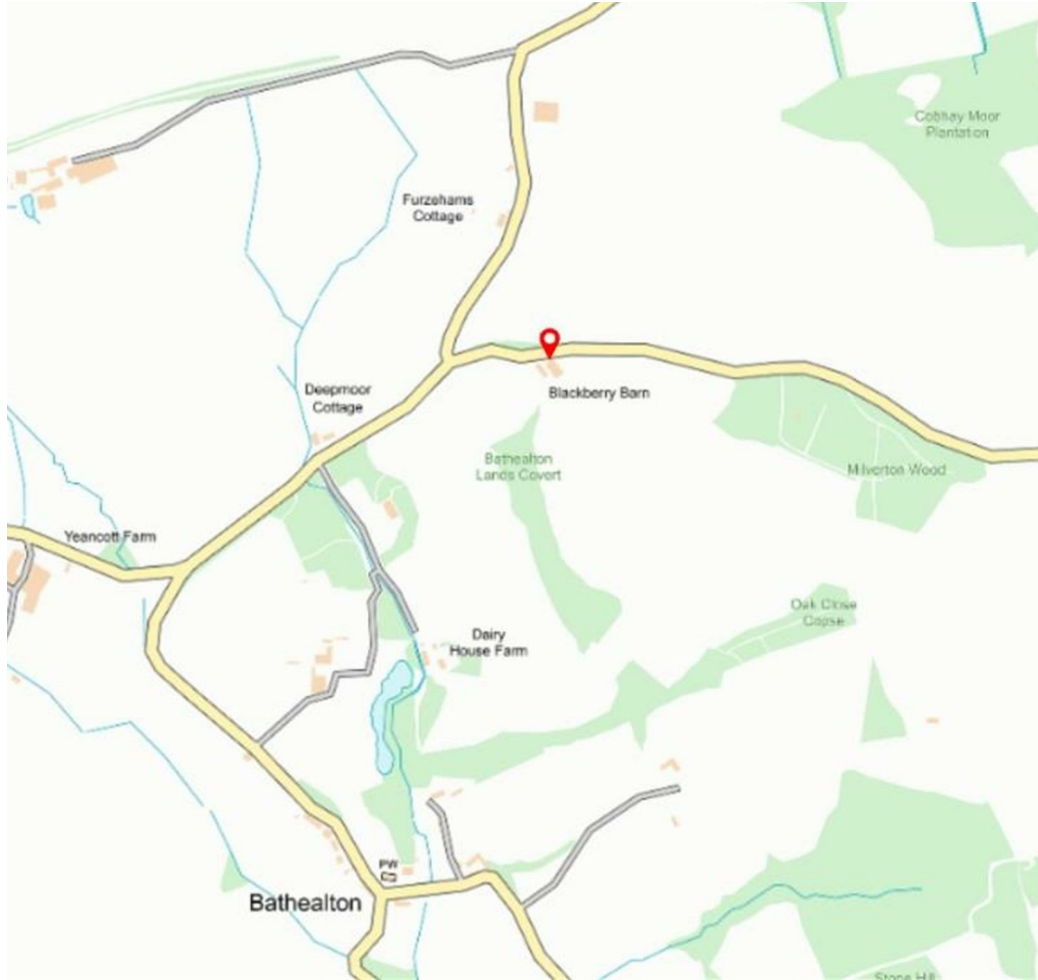
- Average journey time of approximately 1 hour 43 minutes, with the fastest services taking around 1 hour 39 minutes.

Tiverton Parkway to London Paddington

- Average journey time of approximately 1 hour 56 minutes, with the fastest services taking around 1 hour 55 minutes.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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