



Old Barn Stables, Rotcombe Lane, High Littleton

£260,000 Freehold

COOPER
AND
TANNER

Old Barn Stables

Rotcombe Lane

High Littleton, BS39 6JP

 **6.34 acres**

£260,000 Freehold

Description

Old Barn Stables is a super versatile equestrian unit located on the outskirts of the village of High Littleton that would suit a variety of disciplines and requirements.

The yard has been set up by the current owners to suit their needs but could very easily be adapted for others. The barn currently comprises a secure tack room to one end and a stable at the other end. However, partitions could be installed to divide the barn to create up to four boxes. At the far end of the barn is an open fronted timber store that has been used for bedding and hay. Just to the side of this is a block built compound which would be ideal for a muck heap store. There is a further timber store to the side which has been used as machinery store.

Above the yard is a well constructed all weather school of approximately 20m x 40m and is enclosed on three sides with post and rail fencing and a grass bank on one long side. The surface has recently been updated with a sand and fibre mix.

A new triple open fronted timber field shelter lies just to the side of the school.

The yard is approached through a wide double wooden gate which leads to an area that gives space for parking a horse box or trailer.

The land

The land is predominantly sloping in aspect and is held in one main enclosure with a boundary of a combination of mature hedges and stock fencing. There are a number of mature trees giving good natural shelter. Temporary fencing has been used to divide the land into paddocks to enable a rotation of grazing.

Location

Old Barn Stables is in a great location for many equestrian pursuits with an excellent choice of training and competition venues close by including Mendip Plains at Ston Easton, Collective Equestrian at Chew Magna and Badgworth Arena at Axbridge.

Riding out from the yard is via a series of lanes with further off road riding across the Mendip Hills available a short box distance away.

Training is available locally through the Bath Riding Club, Mendip Farmer Pony Club and the Wylve Valley Pony Club.



Rights of way

There are no rights of way, public or private, that cross the land.

Local Council

Bath and North East Somerset

Services

Mains water and electricity are both connected to the barn. Water has been taken to the land via a hosepipe from a tap on the outside of the barn.

Viewings

All viewings are to be by appointment and accompanied by Cooper and Tanner on 01373 455060

Directions

From the A37 at Hallatrow take the road towards High Littleton. In the centre of the village take the turning on the right onto Rotcombe Lane. Old Barn Stables will be found as you leave the village on the left hand side. Alternatively it can be accessed by turning off Hayeswood Road in Timbury and will be found on the right hand side before the village.





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