



Beechbarrow Barn, Haydon Drove, Haydon, Nr Wells BA5 3LB

Offers in Region of  
£550,000 Freehold

COOPER  
AND  
TANNER



# Beechbarrow Barn, Haydon Drove, Haydon, Nr Wells, BA5 3LB

 5 (PP)  5 (PP)  5(PP)  9 acres EPC N/R

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## DESCRIPTION

An extraordinary opportunity to acquire a former agricultural barn with planning permission to make into a stunning statement home with gorgeous countryside views and 9 acres of grounds. Also available with B1 commercial use by negotiation.

The property has been designed for equestrian use with the planning granted for 6 stables, an outdoor sand school and ample space for storage, tack room or an undercover area for a horse box.

A further planning application has been granted for use as an artists' studio and for 1 hectare of the land (circa. 2.5 acres) to be used as residential curtilage.

The house has been beautifully designed to create an exceptional home with a double height entrance and accommodation over two levels comprising of five double bedrooms, five reception rooms and large balcony overlooking the 9 acres of grounds and the Mendip Hills.

The planning permission has been designed to create both a modern and versatile layout, perfect for a family or multi-generational living whilst still offering scope to modify subject to the necessary consents.

The building measures approx. 15.0 x 30.8m and benefits from a roller shutter door and personnel door, steel portal frame and compact earth floor. A private bore hole has been drilled for the property in readiness for a connection to be made and electricity would be accessed via a nearby line. The cost of connection and future costs will be responsibility of the purchaser.

Access is taken via a right of way, as hatched blue on the site plan, over, an existing hardcore track leading from Haydon Drove, just off the A39 (Bristol Road).

It is not within the Mendip Hills AONB, which is the other side of the A39. There are no public footpaths or rights of way crossing the land, but it is crossed by overhead electricity lines.

## PLANNING REF:

Somerset Council (Previously Mendip District Council) - 2022/1990/Full







Proposed – Ground Floor



Proposed – First Floor



## LOCATION

Haydon is a small hamlet on the North Eastern fringe of the city of Wells.

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

## SERVICES

A private bore hole has been drilled for the property in readiness for a connection to be made and electricity would be accessed via a nearby line. The cost of connection and future costs will be responsibility of the purchaser.

## LOCAL AUTHORITY

Somerset Council

## VIEWING

Viewings strictly by appointment with Cooper and Tanner. Telephone: 01749 676524

## DIRECTIONS

From Wells take the A39 Bristol Road and continue to the top of the Hill and immediately turn right (signposted to Haydon) continue for approx. 450m and the gates leading to Beechbarrow Barn is on the left.

What3Words: Location for the access leading from Haydon Drove - spreads.bumpy.weary

REF:WELJAT14062023



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** N/A

**Heating:** N/A

**Services:** See main text above

**Tenure:** Freehold



### Equestrian Venues

- Mendip Plains Equestrian Centre
- Ston Easton



### Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary



### Nearest Schools

- Wells, Priddy & Chewton Mendip (primary)
- Wells (secondary)

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