



Riggiston Farm, Lynch, Walton, BA16 9RN

Asking Price Of £740,000 Freehold

COOPER
AND
TANNER



Riggiston Farm, Lynch Walton, BA16 9RN

 4  3  1  c.3.31 acres EPC G (potential for B)

Asking Price Of £740,000 Freehold (Viewing strictly by prior appointment)

Riggiston Farm is an attractively located agricultural property, comprising a detached house, along with an extensive range of traditional stone buildings, together with a former yard and paddock, extending to approximately 3.31 acres. The option for an additional three fields extending to approximately 15.56 acres is available by separate negotiation. Previously operated as a dairy farm, the adaptability of the property is complemented by an extensive range of outbuildings, which offer potential for alternative uses (subject to the necessary planning consents).

Accommodation

The farmhouse can be accessed via either rear or front elevations. Both open to a welcoming reception hall running through the heart of the property and linking all ground floor rooms. An abundance of character and charm is evident here and alludes to that which is found throughout. Period features include exposed ceiling beams, flagstone floors and timber panelled walls. Accommodation includes an informal breakfast room featuring an inglenook-style fireplace, now fitted with cabinets and an oil-fired Stanley cooker. A separate kitchen features a comprehensive range of fitted wall and base units with contrasting work surfaces, tiled splash backs and one and a half bowl drainer sink with mixer tap. Space is provided here for a wide range of freestanding appliances. The cosy sitting room has a large cupboard and also retains plenty of character features such as recessed wooden window seats, exposed Blue Lias stone chimney and a large log-burning stove. A separate formal dining room provides a wonderful space to entertain with the fabulous inglenook fireplace providing a true feeling of grandeur, including a Minster-style fireplace and recessed displays within. Flagstone floors continue throughout the dining room and the internal lobby where there is access to a cloakroom as well as stairs rising to the first floor.

The central landing leads to three excellent size double bedrooms, two of which feature fitted cupboards, and all three enjoy fabulous countryside views in various directions. The fourth bedroom could accommodate a double bed or provide a generous single room or office. These bedrooms are served by a washroom with flush WC and wash basin, and a dressing/bathroom with a wide array of fitted cupboards as well as an enclosed shower cubicle. We envisage that re-modelling of this room could provide a very impressive family bathroom indeed.

Outside

Parking provisions are plentiful at Riggiston Farm, with a gated two-part driveway leading both to the range of outbuildings and paddocks at the south-west corner of the farmhouse, and to accommodate numerous cars and easy access to the additional barns at the front. The gardens to front and side are mainly laid to well-maintained lawns. The formal rear garden is generous in proportion, denoted by stock proof borders and comprising a large formal lawn, vegetable plots, small orchard and poultry house.









Location

Located on the edge of the popular village of Walton, within little more than 5 minutes' drive of a wealth of shopping and amenities in nearby Street. The village provides a highly regarded primary school, church, playing fields and village hall. Street and neighbouring Glastonbury offer a number of supermarkets, homewares stores, leisure facilities, medical centres and food/drink options. Road and rail links are listed below, whilst Bristol Airport is within a 45minute drive.

Buildings

Extensive and versatile range of traditional buildings previously used in conjunction with the farming operations at Riggiston Farm, which now have potential for other uses (subject to obtaining the necessary planning consents. The buildings consist of: Former Cider Barn (23ft x 14ft with attached lean to 7ft x 16ft); Former Workshop (16ft x 22ft); Former Stables (19ft x 18ft); Former Cubicles Fodder barn (30ft x 22ft); General Purpose Shed.

Paddock

A delightful private paddock located directly to the south of the main farmhouse, which is gently sloping in topography, being bound by mature hedgerows. Classified as Grade 3 on the former Agricultural Land Classification map. Soil type mainly loamy free draining.

Additional Land

Three parcels of pastureland extending to 15.56 acres, adjoining Riggiston Farm to the east and south. The land is laid to permanent pasture and is level to gently sloping in topography, being bounded by mature hedgerows. Classified as Grade 3 on the former Agricultural Land Classification map, with a soil type of mainly loamy free draining, benefitting from mains water. This land is available by separate negotiation.

Agricultural Schemes

All land is registered with the Rural Payments Agency. All Basic Payment Entitlements are included with the sale, but current year's payment will be retained by vendor. The farm is not subject to any Countryside Stewardship.

Overage

All of the land and farm buildings located to the south of Riggiston Farmhouse are sold subject to an overage provision of a 25% uplift for a 25year term for any use/development other than agricultural or equestrian. Please note that the traditional stone barns adjoining the farmhouse and located to the north are being sold free of any overage conditions.



Local Information: Walton

Local Council: Mendip District Council. **Council**

Tax Band: E

Heating: Oil fired central heating

Services: Mains electric and water, private drainage.

Tenure: Freehold



Motorway Links

- M5 (J23) (9.5 miles)
- A303 Podimore (10.1miles)



Train Links

- Castle Cary
- Bridgwater

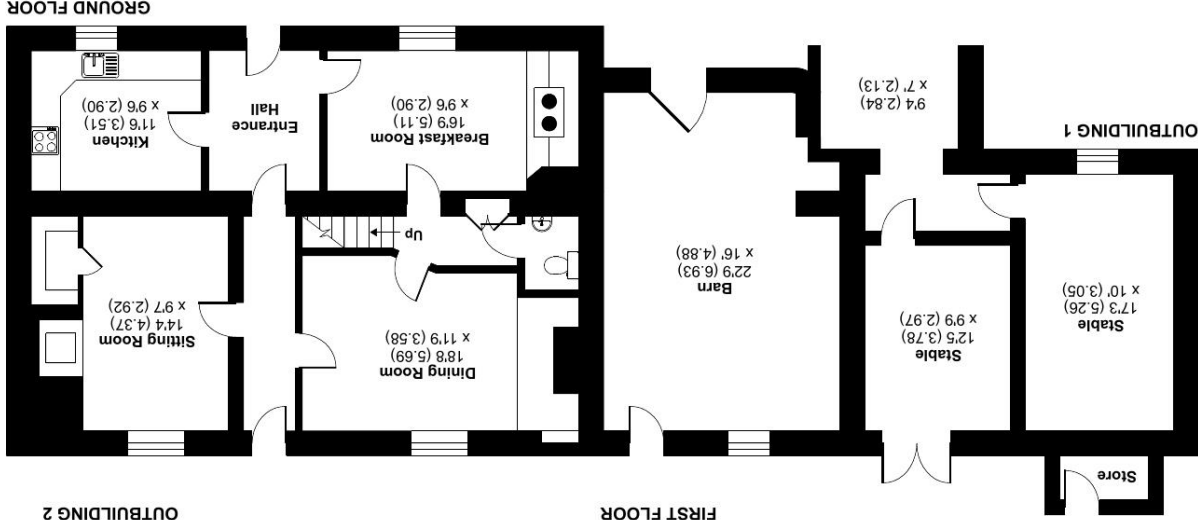
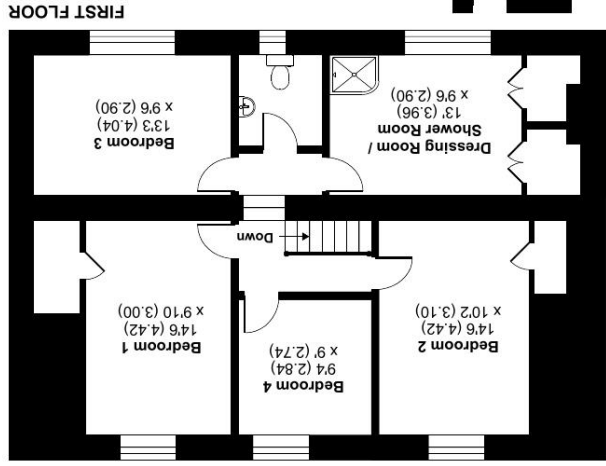
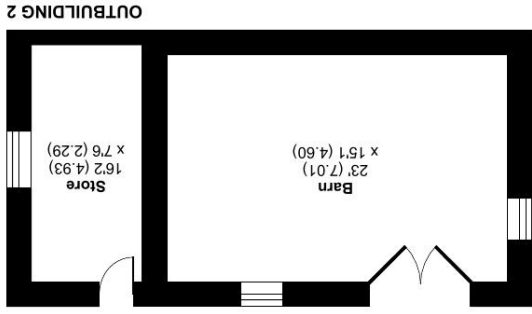


Nearest Schools

- Walton Primary
- Crispin School (secondary)
- Millfield School (private)

Rigjiston Farm, Lynch, Walton, Street, BA16

Approximate Area = 1818 sq ft / 168.9 sq m (excludes store)
 Outbuildings = 1180 sq ft / 109.6 sq m
 Total = 2998 sq ft / 278.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Cooper and Tanner. REF: 846276

STREET OFFICE
 telephone 01458 840416
 58a High Street, Street, Somerset BA16 0EQ
street@cooperandtanner.co.uk

**COOPER
 AND
 TANNER**



Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.