






Orchardleigh Farm, Stone Allerton, Somerset BS26 2NG Freehold £2,950,000

COOPER
AND
TANNER



Orchardleigh Farm, Stone Allerton Axbridge, BS26 2NG

 5+3  2 +1  3+2  12 acres EPC D

Freehold

Description

A remarkable and flourishing business-lifestyle opportunity with a 5-bedroom house, 3-bedroom holiday cottage, consent for further holiday lets and commercial buildings, all set in about 12 acres of grounds, orchards and land.

The business, a growing and multi-award-winning cider brand, shop and hospitality venue, was created in just a few years by the current owners around the historic cider orchards at Orchardleigh Farm and has quickly become one of the key community destinations in the area.

Orchardleigh Farm comprises a well-appointed five-bedroom house, a well-appointed three-bedroom holiday cottage, buildings which provide processing, retail and hospitality space (the Taproom) and 12 acres of gardens, grounds, paddocks and cider orchards.

The property is set to the south of the Mendip Hills and east of the M5 in a rural location on the edge of the village of Stone Allerton and has fine views of the surrounding countryside. Local centres include Wedmore, Cheddar and Wells.

The dynamic and creative owners have created a cider brand and a business that continues to exceed their expectations and grow year on year. The new owners could build on these foundations or simply revert to selling the apples each year, running the holiday cottage, using the buildings for their own business plans and enjoying the glorious surroundings as a family home.

The Farmhouse

An outstanding and well-appointed family home with versatile accommodation that is finished to a very high standard. The front door leads into an impressive galleried landing with split staircase rising to the first floor. A triple aspect reception room enjoys views of the orchards and has a stone fireplace with woodburning stove inset and glazed doors to the rear. Adjacent to this room is a snug sitting room with double doors to the rear. The kitchen/living room is the focal point of the house and has a vaulted extension with full height glazing giving a glorious outlook over the garden and orchards beyond. Fitted with a bespoke range of cabinets and top of the range appliances. The dining area is flooded with natural light with views across to the orchards. There is a very well-equipped utility room with extensive bespoke cabinets, central island, sink, oven and hob that provide an extra space when entertaining or offers potential for multi-generational living. There is a pantry, two downstairs cloakrooms and an integral garage on the ground floor.

On the first floor the master suite has a large dual aspect bedroom with dressing room and en suite bathroom. There are four further double bedrooms served by two bathrooms.



Outside

The gardens are mainly laid to lawn with a seating area and are bordered by the mature cider orchards which this property is now associated with. There are well-kept raised beds, polytunnels and further storage areas.

The Cottage

Set in the gardens with its own private space, a well-appointed three-bedroom holiday cottage which provides a good income source. This could generate in the region of £30,000 p.a.

The Buildings

A versatile range of buildings that could suit a wide variety of requirements and business opportunities.

A large 4 bay steel portal framed barn with concrete sides and a roller shutter door. There is power and light with a mezzanine storage area.

A further rendered concrete block outbuilding currently used as the Cider Barn, 'The Taproom', a fully licenced hospitality venue and bar with bar area that sells the cider, beer and a wide range of alcoholic drinks and well-equipped catering kitchen to the rear. The Taproom can be hired for events and functions and has regular quiz nights, tastings and other functions.

The tap room also has a live consent for the demolition of this building and the construction of 3 holiday lets.

A small brick-built air raid shelter, currently used to store garden furniture rounds off the impressive list of outbuildings.







Orchardleigh Farm, Stone Allerton, Axbridge, BS26

Approximate Area = 4054 sq ft / 376.6 sq m (excludes void)

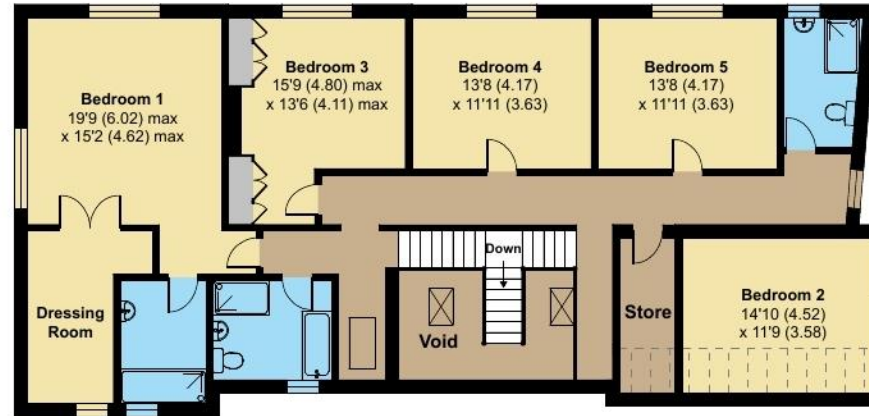
Holiday Cottage = 1131 sq ft / 105 sq m

Garage = 342 sq ft / 31.8 sq m

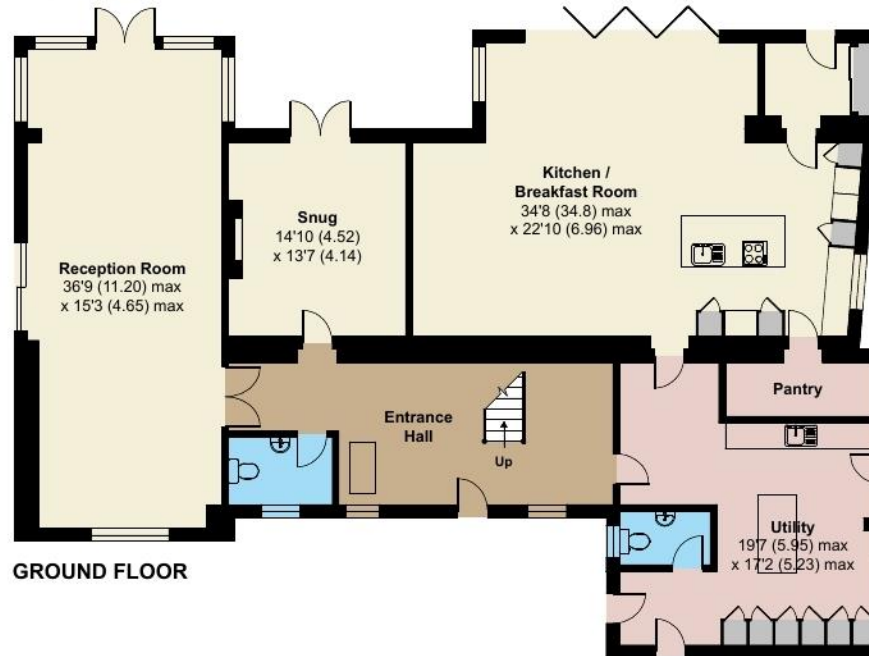
Limited Use Area(s) = 69 sq ft / 6.4 sq m

Total = 5596 sq ft / 519.8 sq m

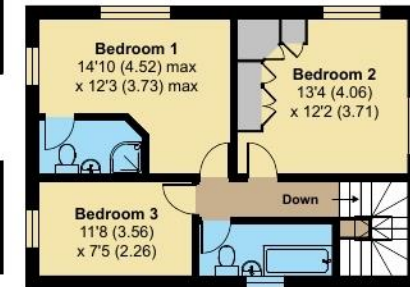
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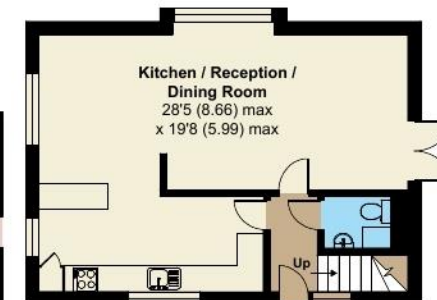
FIRST FLOOR



GROUND FLOOR



HOLIDAY COTTAGE FIRST FLOOR



HOLIDAY COTTAGE GROUND FLOOR

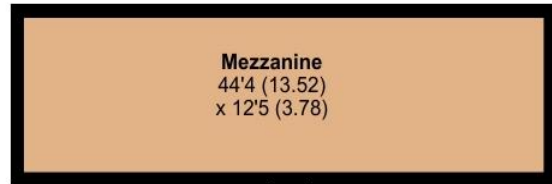
Denotes restricted head height

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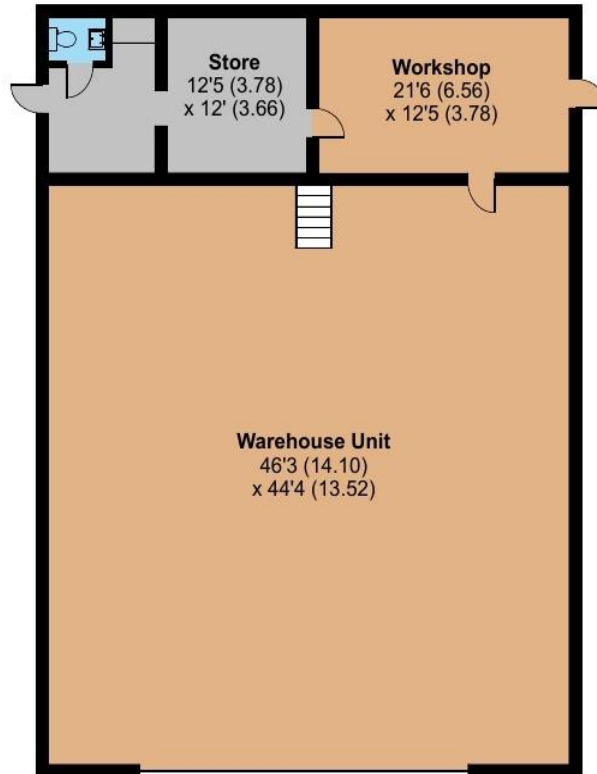


Outbuilding = 3441 sq ft / 319.7 sq m
Warehouse = 3185 sq ft / 295.9 sq m
Total = 6626 sq ft / 615.5 sq m

For identification only - Not to scale



FIRST FLOOR

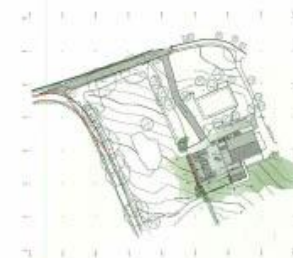
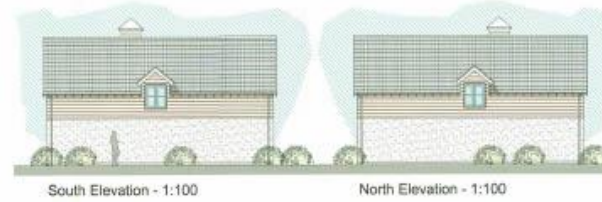
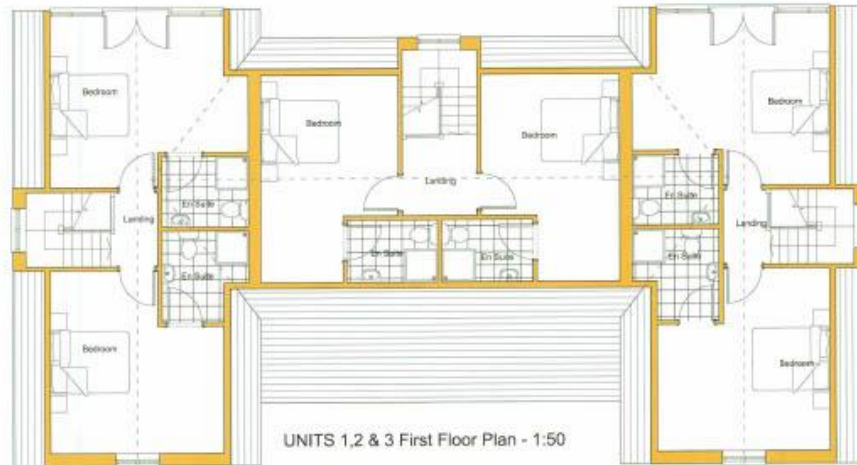


GROUND FLOOR



OUTBUILDING

Plans for holiday cottages



Plotted at 1:1250
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X 1:1250 (1:1250) is not a scale
Y 1:1250 (1:1250) is not a scale
Z 1:1250 (1:1250) is not a scale

Collier Reading Architects

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100 High Street
Birmingham B4 6AT
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Drawn: Mr K. Grouler
Check: Development of Outbuildings
Oxfordshire Farm
Stone Aylesbury
Aylesbury, Bucks MK20 2NG
Proposed Floor Plans, Site Plan & Elevations
Scale: 1:50, 1:100, 1:1250
Date: August 2013
Drawn: SNF
Project: P5137/ 100C



The Orchards

The impressive 2000+ apple tree orchards that provide the fruit for the multi award winning cider company at Orchardleigh Farm has a rich and fascinating history dating back over 200 years.

In the 1920's Orchardleigh Farm supplied cider to Ernest Shackleton for his final Antarctic expedition. In the 1930's, the site was owned by Schweppes as a cider mill and orchards, and during the Second World War, it is believed that the cider barn was used for the manufacture of wings for the famous Hurricane fighter aircraft. Further information on the business, history and functions are available on request.

Location

The tranquil, rural yet accessible hamlets of Stone Allerton and Chapel Allerton lie between the historic villages of Wedmore and Axbridge, with direct links to Bristol International Airport and the M5 junction 22 via the A38. Local amenities include The Valley Smokehouse at The Wheatshaf Inn which has a kitchen store and coffee shop. Wedmore, Axbridge and Cheddar offer a wide selection of local shops and amenities including supermarkets, post offices, chemists, dentists and doctors' surgeries, along with a tempting range of pubs, restaurants and cafes. There are numerous sports' clubs including Wedmore Golf Club, football, tennis, bowls and cricket clubs, sailing

and fishing on Cheddar reservoir and a swimming pool and leisure facilities in Cheddar. Local state schooling includes Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy providing comprehensive education. Private schooling is available at Sidcot School in Sidcot, Millfield School in Street, and at the Cathedral School in Wells. School busses pick up locally.

Agents Notes

A public footpath runs along the rear driveway, through part of the northern orchard area and exits the property via the top section of the front driveway. There are solar panels on the house that generate electricity to feed a Tesla battery and a feed in tariff. The internet speed is excellent with Truespeed. The Taproom is a fully licensed premises. The cider making equipment (including cider press and three tractors) and the chattels and equipment in the Taproom and bar are included in the sale at the current guide price. The intellectual property, including the brand name, and the business Goodwill are excluded from the sale.



Local Information

Local Council: Somerset Council.

Council Tax Band: G

Heating: Oil fired heating.

Services: Mains water and electric, private drainage. Solar panels.

Tenure: Freehold.



Motorway Links

- M5



Train Links

- Highbridge and Burnham



Nearest Schools

- Wedmore Primary School
- Axbridge.
- Private: Street. Wells



FROME OFFICE

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