



Waterfront Farm

Biddisham Lane, Biddisham, Axbridge,

BS26 2RS

debbie fortune





# Waterfront Farm

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An incredibly rare opportunity to acquire a small residential estate or established successful holiday rental business, in a wonderful rural setting.

- Four bedroom principal house including log cabin/home office plus two further two/three bedroom cottages
- Three stunning residential homes for those seeking family dependent accommodation
- Approximately 6 acres of paddocks/gardens and over 400 metres of private riverbank
- Wonderful business/lifestyle opportunity
- Possible income generating holiday business
- Fishing rights on the River Axe
- Ample parking for each property
- Stable building and certified CL caravan site
- Beautiful backdrop of the Mendip Hills
- Exceptional scope to create additional revenue

## Price Guide £1,800,000

#### DESCRIPTION

'Waterfront Farm' as a whole comprises three separate principal buildings, set within six acres of stunning Somerset countryside. The majestic Mendip Hills provides a stunning backdrop and the property also boast a serene 400 metre stretch of riverbank with fishing rights on the River Axe.

The complex itself includes a large & recently refurbished detached family residence with log cabin/office, known as 'Waterfront Farm', which is nearing completion, as well as two gorgeous individual character properties, known as 'River Cottage' and 'Meadowside Lodge'.

The principal residence, Waterfront Farm is an exceptional contemporary family home that takes full advantage of its beautiful waterside position. Boasting uninterrupted views from many of the stylish rooms this large family home features 4 double bedrooms, all of which feature en-suite bathrooms plus there is a stylish family bathroom. The Master bedroom is quite magnificent with a glorious balcony from which to purvey the wonderful countryside and towering Crook Peak with the River Axe meandering past. The dual aspect living room with its under floor heating and floor to ceiling windows quite literally brings the outside in, whilst the sleek modern kitchen/diner is perfect for entertaining guests as they marvel at the properties unique position. Beyond the kitchen a lovely conservatory provides a tranquil and quiet space to read a book and relax. Waterfront Farm is a sleek, modern, masterpiece designed to take full advantage of its glorious setting, and its position within the escarpment affords superb and unexpected privacy.

The Lodge provides yet another source of potential income. This well built timber cabin could easily be utilised as a separate dwelling or rental for those with a sense of adventure. With its double glazed windows and cool bed deck this uber trendy abode could provide the perfect contrast for the City dweller looking for a back to nature rustic experience, far more glamping than camping! Alternatively, the Lodge could also be utilised as a home/business office for anyone looking to fulfil the potential of offering Yurt or Shepherd's Hut accommodation on the adjoining land.

The attractive Primrose painted River Cottage offers charm in abundance from the moment you enter through the Green Oak Porch that is flanked by a lovely covered veranda. Internally the stunning interior has been sympathetically designed to complement the wonderful surroundings, there is charming snug with an attractive brick fireplace with Oak mantle which is inset with a cast iron wood burner, perfect for warming your tired feet after a long country walk, a lovely open pine staircase rises to the first floor and the two characterful bedrooms which both feature private en-suite bathrooms.

The homely kitchen/diner features traditional farmhouse style units with plenty of space for a good sized dining table and the is further enhanced by a beautiful stone floor which adds further richness and character. Beyond the kitchen is a useful utility and wet room. By far the crowning glory of the property is the magnificent Oak framed Living/Garden room which lies to the rear of the kitchen and basks in superb natural light from its floor to ceiling windows. The dramatic vaulted ceiling displays the superb craftsmanship of the Oak frame and cool stone floor and French doors literally flow the accommodation out to the beautiful private garden. When the Living/Garden room was constructed thoughtful planning was implemented to allow an easy conversion of the rear of the room to a third double bedroom, with access to an en-suite bathroom at very minimum cost and disruption. There is also under floor heating throughout the ground floor. Outside, 'Waterfront Farm' revels in its secluded riverside position.

A generous rear garden is in the main laid to lawn and is enclosed by a charming post and rail fence with both mature trees and recently planted infant specimens. Adjacent to the garden is a level paddock of approximately 0.6 acre, ideal for keeping a pony or perhaps even a picturesque camping/glamping site for those looking for extra revenue.

Meadowside Lodge adjoins River Cottage and indeed could form one larger premise's if desired. Although attached, the property still retains a good degree of privacy and seclusion and is wonderfully individual in its appeal. On the ground floor the well presented accommodation currently comprises a welcoming open plan Living/kitchen/diner with a modern contemporary kitchen area with breakfast bar and fitted oven, dishwasher/fridge etc and a smart polished tiled floor. The living area flows directly into a useful additional conservatory which enjoys a south and west aspect and outlook over the private garden.

A double bedroom is situated to the rear of the living room and sits alongside fitted/dressing area which provides access to a useful utility space and walk in wet room. Above the ground floor, currently with separate access to the rear of Meadowside Lodge, is a large open plan studio room which could easily be adapted and brought into the main building to provide and extra two bedrooms and bathroom and large utility room with WC (ground floor). To the front of the property lies a pretty enclosed courtyard with a covered veranda, and to the side a pretty lawned garden enjoy a wonderfully sunny aspect and is a super position to enjoy an evening G & T. There is a spacious gravelled driveway area with parking for several vehicles.



**We have noticed ...** Waterfront Farm truly is an idyllic countryside property with breathtaking views in a stunning waterside setting, private and yet not isolated this gorgeous retreat would make the perfect home for those looking to escape busy life and relax in more tranquil climes.

There are two large paddocks, one with a small stable block (with planning permission for additional stables). One of the paddocks has also been certified for a caravan club (CL) site.

In our opinion there is also tremendous scope to increase revenue further by obtaining permission for Shepherds huts or more permanent camping pitches on the site. There is ample parking for a good number of vehicles with hard standing.

Alternatively, 'Waterfront Farm' could provide the perfect offering for those who are looking for a very special space to co-habit with other family members or indeed close friends.

This is a wonderful lifestyle opportunity for those who are looking for a private setting, seeking a change of pace or perhaps a complete fresh start to their lives. With miles of nearby footpaths perfect for the avid rambler and exciting river adventure ripe for exploring by keen kayakers or canoeists, the amazing setting of 'Waterfront Farm' truly needs to be seen to be appreciated.

Accounts information for income from rentals are available on request.

#### DIRECTIONS

Travelling on the A38 from Bristol, go straight ahead at Churchill traffic lights, taking you through Star and Sidcot. Go straight ahead at the next set of traffic lights. Shortly after entering Weare you will see The Boarding Kennels on the left hand side, take the next right, just after the kennels into Biddisham Lane. Continue approximately two miles to the end of the lane and there you will find Waterfront Farm.

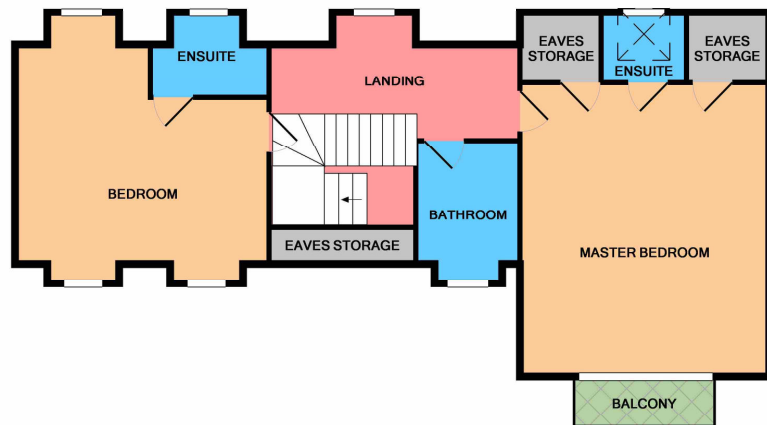
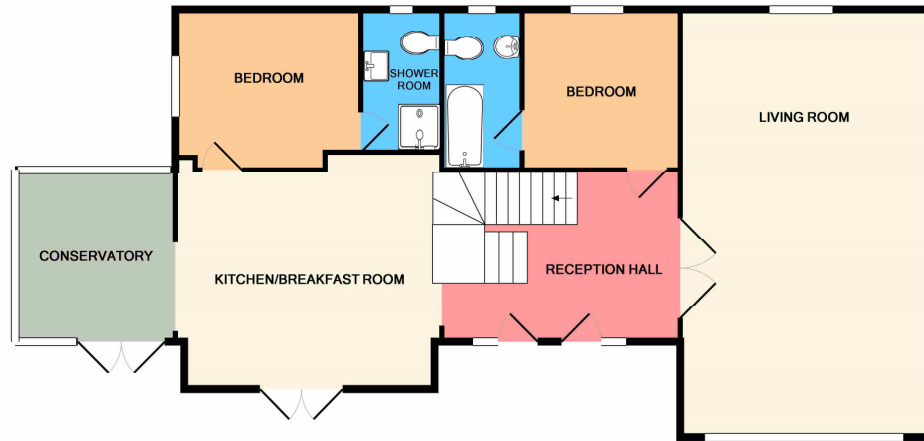
#### SITUATION

The hamlet of Biddisham is nestled in the heart of Somerset at the foot of the Mendip Hills, with beautiful country walks right on the doorstep. There is a Parish Hall, with a post office and stores situated at the nearby village of Rooksbridge. There is an excellent Primary School at nearby Weare, as well as the renowned Hugh Sexseys Middle School and the Kings of Wessex at secondary level. Private sector schools are available at Sidcot (5 miles), Wells Cathedral School (14 miles) or Millfield (17 miles). Not only is Biddisham ideally situated for easy access to the M5 at nearby junction 22, the village is also a short distance from the market town of Highbridge, Weston-super-Mare, Cheddar and the Medieval town of Axbridge. Bristol International Airport is 11 miles and there is a mainline railway link at Weston-super-Mare. The surrounding area is excellent riding country and is sure to appeal to equestrian enthusiasts as well as walkers, and there is also a health and fitness club at the nearby Webbington Hotel.



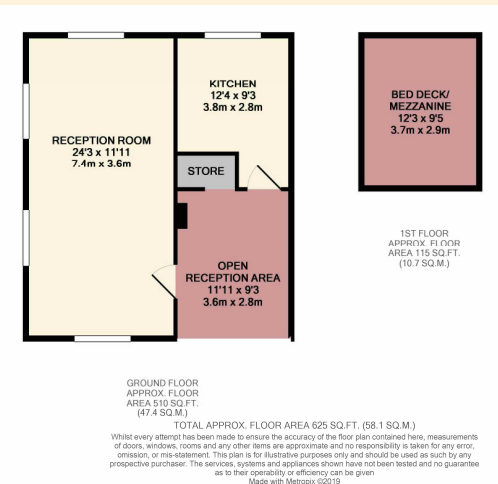
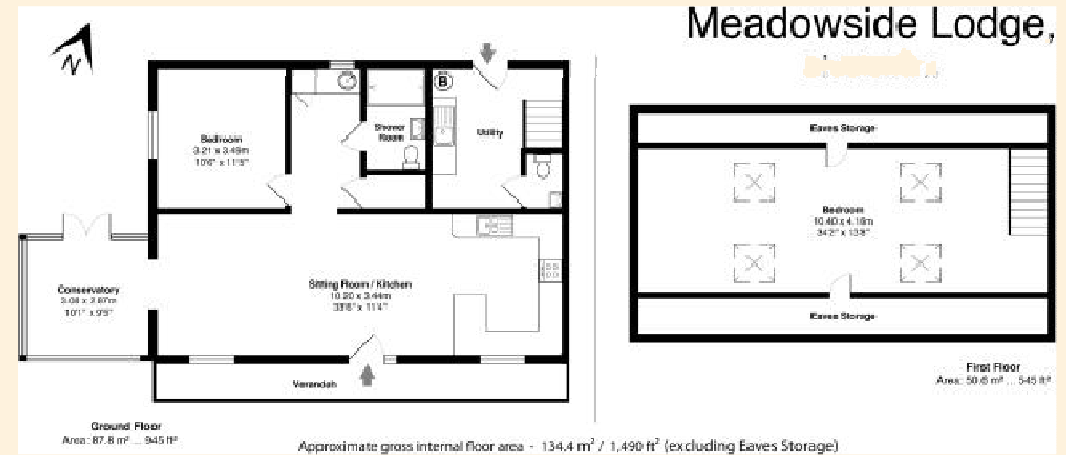


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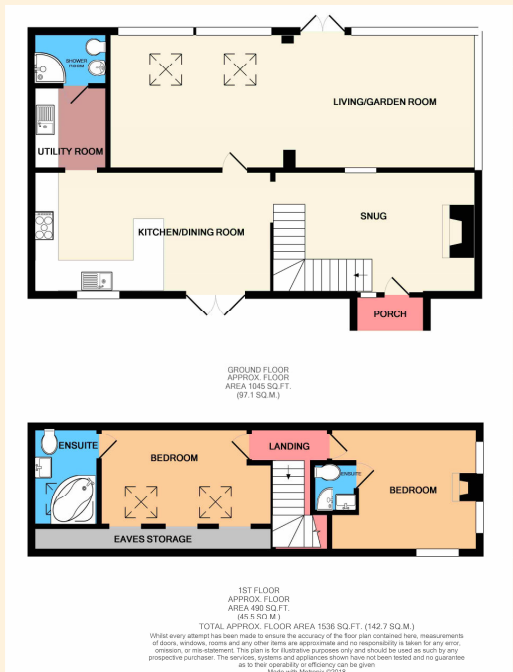


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## The Lodge/Log Cabin River Cottage



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