

Blackmoor Farm, Blackmoor, Lower Langford



A rare development opportunity to renovate a former farmhouse and convert a range of stone and tile outbuildings with pre-application advice into residential units. Set in over 2 acres and situated in a village with views to the Mendips Hills and the wooded slopes of Wrington.

Accommodation

Ground Floor (Existing) 2 reception rooms | Kitchen | Old dairy | Back kitchen
Two staircases

First Floor (Existing) 3 Bedrooms | Bathroom

Attic Potentially 2 bedrooms and bathroom

Distances

Bristol 13 miles, Wells 27 miles, Bath 23 miles, Bristol Airport 4.7 miles
Nailsea/Backwell Rail Station 9 miles, Bristol Temple Meads (London Paddington)
13 miles), M5 (J19) 14.5 miles, Cribbs Causeway Regional Shopping Centre 18 miles
(All distances are approximate).

Situation

Lower Langford village is situated on the western edge of the Mendip Hills and is a much sought after village which includes a popular pub, church, and Touts supermarket/petrol station. Blackmoor Cottage is in an attractive setting about 0.2 miles north of the village centre and about one mile south of Wrington. The property has south facing views to the Mendip Hills, and north facing views to the wooded slopes of Wrington hill.





The Property

Blackmoor Farm has been in the same family for six generations, since the 1800's when the house was built. It ceased to be a working farm in the late 1990's and was last occupied in 2014.

The attractive stone and tile farmhouse which requires complete modernisation, and the range of stone and tile outbuildings all have pre-application advice to develop. The site presents an excellent opportunity to develop a family farmhouse with ancillary accommodation for letting purposes, home offices, or dual living. The Farmhouse has pre-application advice to split into two houses with extensions.







Outbuildings

A range of stone and tile outbuildings lying adjacent to the farmhouse and a detached barn just west of the farmhouse, all have pre-application advice to convert into residential accommodation, making them ideal for use as holiday lets, home offices, or family occupancy, or mixed use, subject to full planning consent. In addition, the pre-application advice supports division and extension of the farmhouse into two dwellings. In total there are six potential units ranging in size between and one and four bedrooms.

The grounds surround the house and outbuildings to the south, west and north and are laid to grass interspersed with trees. There are lovely views to the Mendips Hills and to the wooded slopes of Wrington Hill.

In all the property extends to 2.05 acres

Directions (BS40 5HJ)

When in the centre of Lower Langford, having passed the Langford Inn on the left, turn right into Blackmoor and drive for about 0.2 miles. The entrance to Blackmoor Farm is seen on the left hand side just before the bus stop.

Property information

Services: Main water and electricity. Private drainage.

Tenure: Freehold

Local Authority: North Somerset Council: Tel: 01934 888 888

Council Tax Band: E

EPC: G

Guide Price: £900,000 (This is a cash sale. All prospective buyers must be able to proceed on this basis)

Planning: Pre-application advice is dated September 2022 from North Somerset Council. Please note that pre-application advice is provided to give guidance as to what is likely to be approved. This, or any scheme, will be subject to full planning consent.

Viewing

Strictly by appointment only with Knight Frank.



Approximate Gross Internal Floor Area

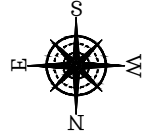
Main House = 227 sq m / 2,443 sq ft

Outbuildings = 342 sq m / 3,681 sq ft

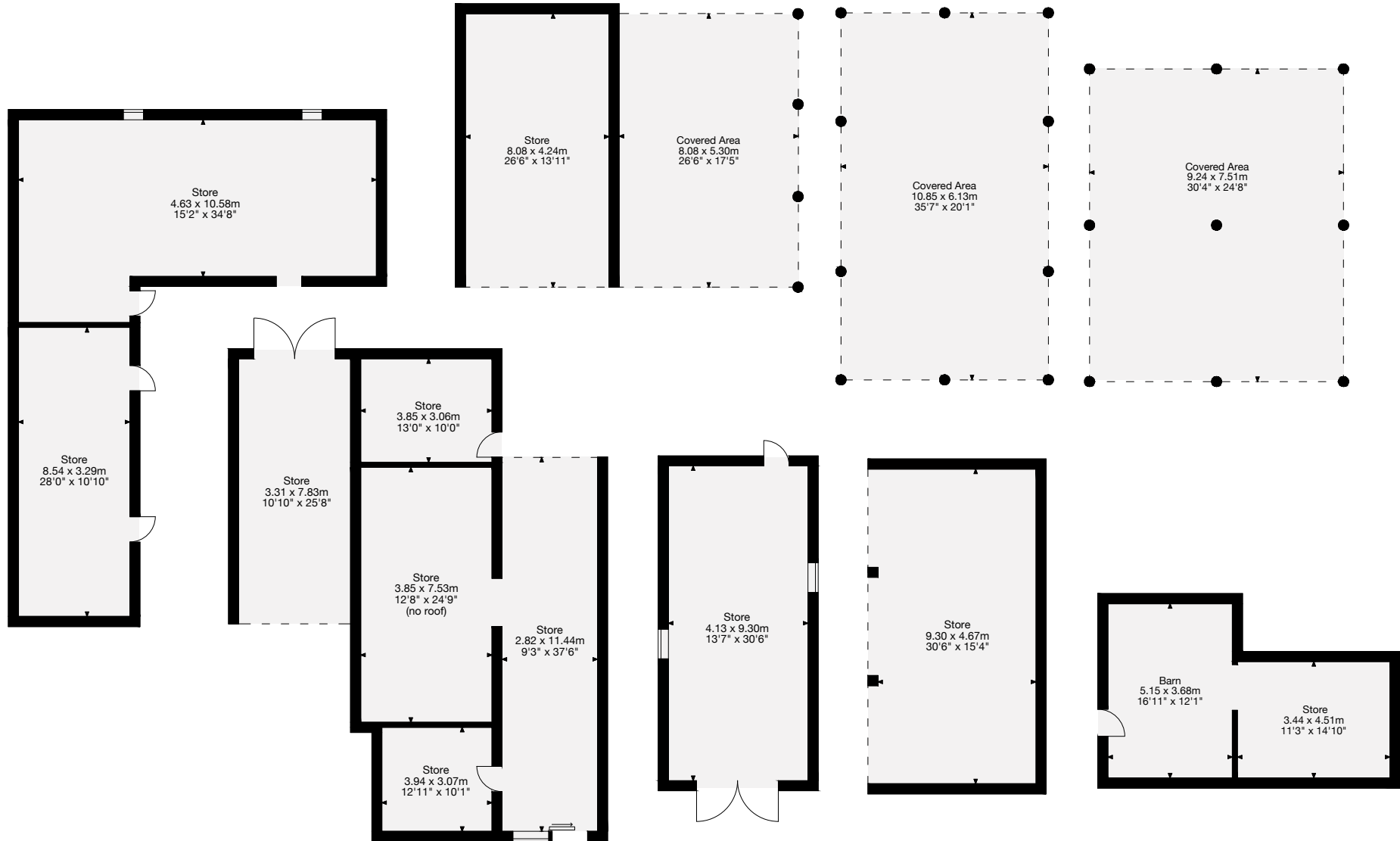
Total Area = 569 sq m / 6,124 sq ft

(Excl. Covered Areas 178 sq m / 1,915 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



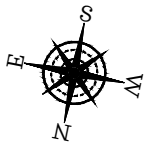
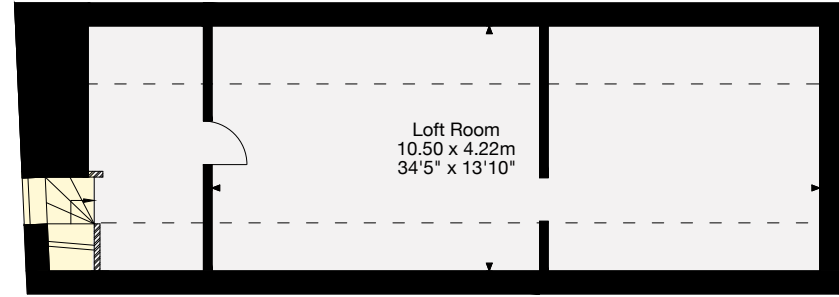
These three Covered Area structures are not part of the pre-planning advice.



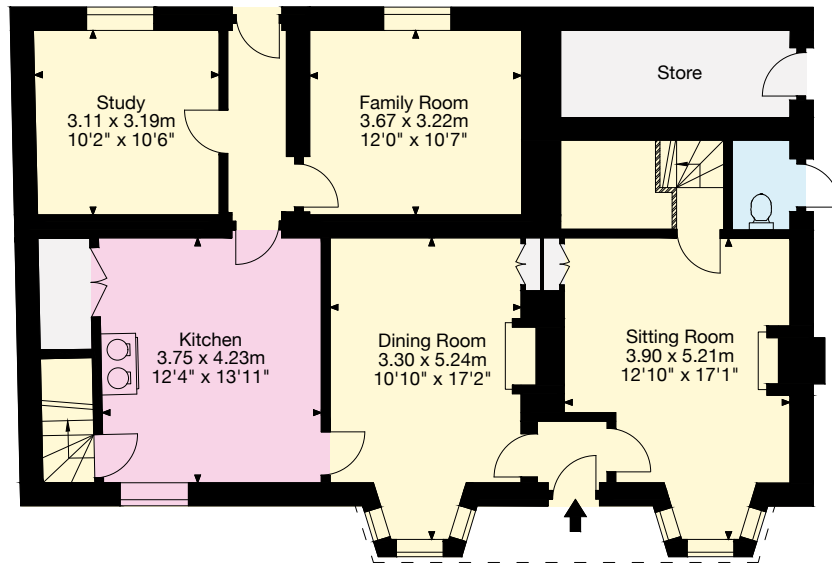
Outbuildings and Covered Areas

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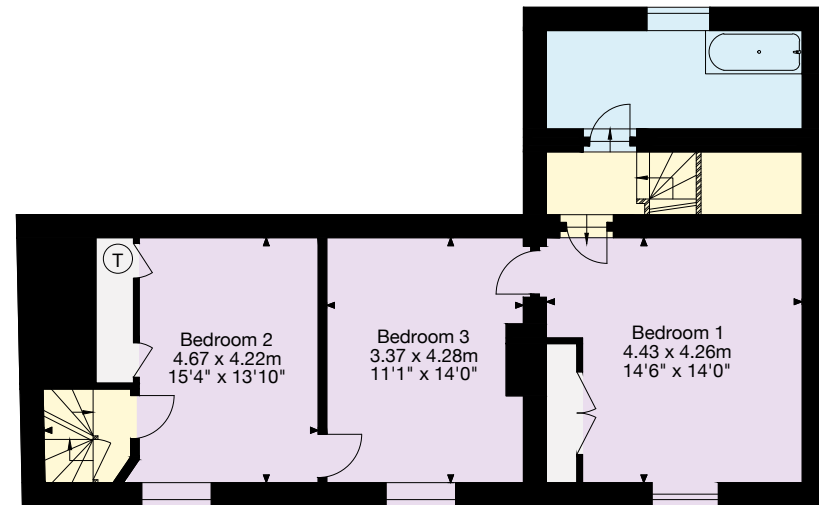
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Second Floor



Ground Floor



First Floor

Main House

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I would be delighted to tell you more
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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 Particulars dated [April 2024]. Photographs and videos dated [April 2024].

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