



FoxGrant

## LAWSON FARM STOGURSEY, SOMERSET

A Thriving Campsite and Fishery With Well Stocked Fishing Lakes,  
Four Bedroom Detached House, Stables and Paddocks





## SITUATION

Bridgwater 10 miles, Glastonbury 24 miles, Bristol 47 miles

**Mainline Train Services:** Bridgwater to London Paddington 2.5hrs (changing at Taunton)

**International airports:** Bristol Airport 34 miles, Bournemouth International Airport 83 miles, London Heathrow 149 miles

**The Property** A well established, thriving, fishing, glamping and camping business located in a quiet spot within 3 miles off the north Somerset coast and 5 miles from the Quantocks. Within the village there are two excellent pubs and a local shop. Sold with a detached four bedroom property, stable yard and paddocks, this really is a totally unique opportunity. The campsite offers 25 pitches, a mix of hard standing and grass, electrical hook up. Three fishing lakes for all abilities with a variety of fish and a stock pond. There are 23 swims, some of which are doubles, therefore providing a total of 28 swims. There are also four glamping pods positioned around the lakes with planning passed for a further three. In addition to the camping and fishing the property also offers stabling for four horses with three paddocks and quiet hacking in the surrounding countryside. In total 11.7 acres.

**Education** local primary School is within a mile, Brymore Academy secondary School is within 5 miles. Kingshall Prep is located in Taunton with the renowned Millfield School located 24 miles away.

**Local, Sporting & Recreational** Perfectly located for a wide range of activities and tourist attractions, the coast is only 3 miles away, Kilve beach is 5 miles and Exmoor National Park within 15 miles, Dunster Castle is 15 miles. There are plenty of footpaths from the village, some leading to the Quantocks.

## THE HOUSE

Perfect family home accessed via its own private drive, the property offers flexible accommodation with well landscaped gardens and a good amount of privacy. There is also a redundant building that is prime to be converted to a holiday rental (stp)

- Four bedrooms
- En suite to master
- Family bathroom
- Three reception rooms
- Private drive
- Garage
- Landscaped Gardens
- Redundant barn ideal for conversion to holiday cottage (STP)
- Store room
- Office



## CAMPING

Accessed via the drive from the lane with 25 pitches, comprising 13 hardstanding and the remainder grass with electric hook ups. Large grassed play area with children's adventure playground which is fully barked. Toilet and shower block with shop, games room and further shower/WC facilities.

## GLAMPING

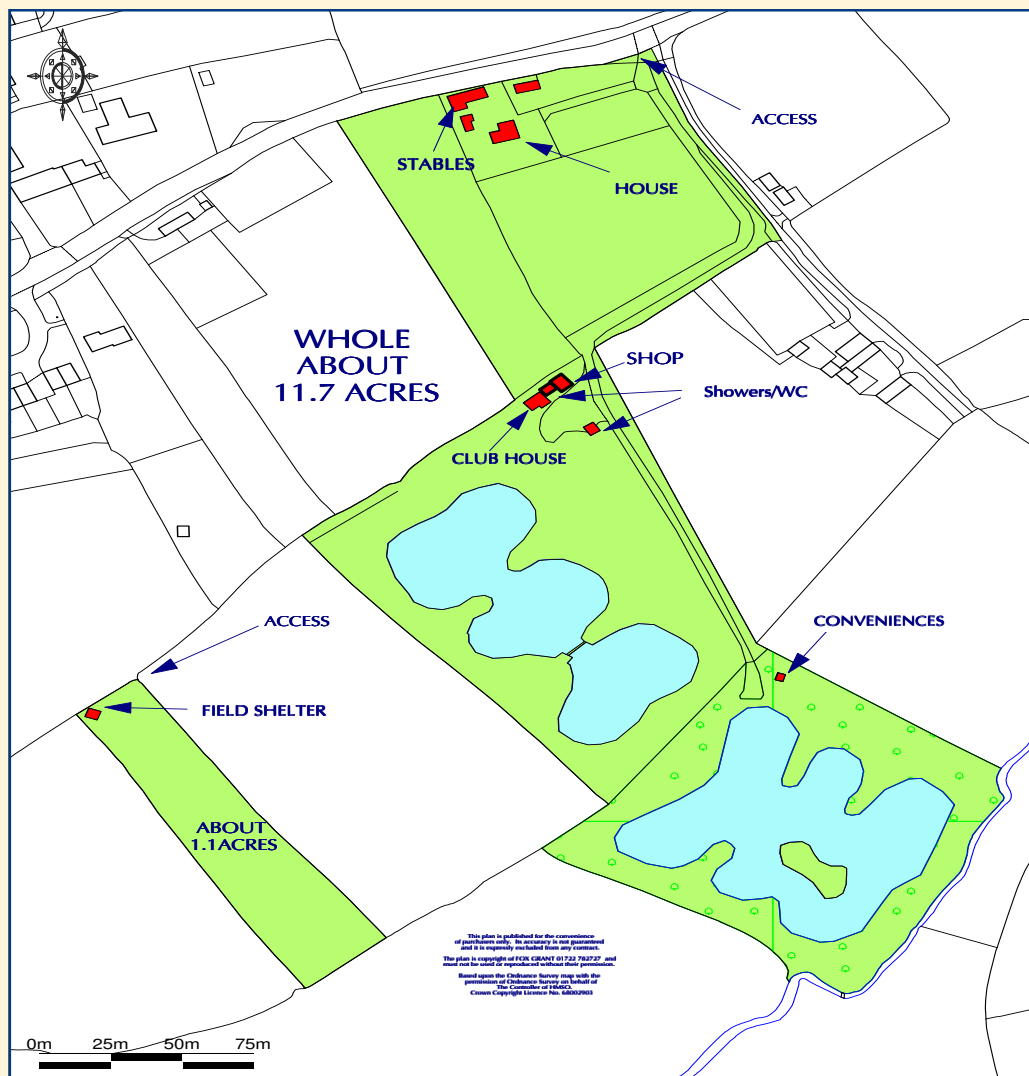
The addition of four glamping pods positioned around the fishing lakes are an ideal venture to expand upon, heavily booked throughout the year, they are furnished and offer an idyllic setting. Various sizes from 2 persons to 4 persons, all with TV and DVD player and electricity Planning permission approved for three further pods.

## EQUESTRIAN FACILITIES

Four box stable yard and further outbuilding/office, it is perfect for the equestrian enthusiast with three paddocks in total, one paddock accessed from the stable yard, with gated access to the lane and another accessed from the main driveway to the lakes (with vehicular access), with field shelter. Quiet road riding straight from the property.

## FISHING

Set in truly beautiful and very tranquil surroundings with excellent landscaping of lawns and woodland with bridges and privately situated swims, there are three lakes in total covering over **2.7 acres**. Specimen Lake with 6 swims stocked with common, grass and mirror carp, Kingfisher Lake stocked with Wels Catfish weighing up to 90lbs, and carp with 4 swims. The Alder Pool is half an acre of heavily stocked lake with a variety of fish to cater for all abilities, 13 swims. This Fishing and Camping business is a well-established and thriving leisure business, which has undergone huge improvement under the current owner. There is a stock pond and storage shed. This 'off the peg' business opportunity offers enormous scope to enhance further and expand the glamping side of the business, with huge further growth potential. Located in an area hugely popular with tourism.



## THE BUSINESS

Having been under the same ownership since 2010, the business has undergone much improvement over recent years as seen by the increasing profit, full accounts are available to interested parties after viewing and signature of a non-disclosure agreement. The transformation into a glamping/campsite in a lakeside setting has been an incredible success, most recently resulting in a Trip Advisor certificate of excellence award.



## AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

**Plans, Areas and Schedules :** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and calculated by the vendor's agents, however the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

**Town and Country Planning** The property is sold subject to any development plans, tree preservation orders, ancient monument orders, town planning schedules and resolutions, which

may or may not come into force. Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the estate.

**Rights of Way** There is one known public right of way across the property

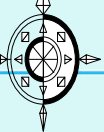
**Unitary Authority** West Somerset Council  
**Services** Mains water supply, private drainage. Oil-fired central heating. Mains electricity.

**Tenure** Lawson Farm and associated business is sold freehold with vacant possession given upon Completion. Anticipated completion Spring 2020

**Fixtures & Fittings** Unless mentioned specifically all fixture, fittings are by separate negotiation

**Particulars** Prepared in August 2019.





**Fox** Grant

## Lawson Farm

### VIEWINGS

All viewings strictly by appointment through the agents on **01722 782727**. Please contact Charlotte Roberts-Barr or William Grant for further details

[foxgrant.com](http://foxgrant.com)



Charlotte Roberts-Barr



William Grant

### DIRECTIONS

Postcode: **TA5 1QB**

From Bridgwater take the A39 west, at Cannington take Withcombe Hill, the property is located off this road on the left hand side in between Shurton and Burton.

[foxgrant.com](http://foxgrant.com)

**COUNTRY  
& VILLAGE**

**FARMS, LAND &  
SMALLHOLDINGS**

✓ TRUSTPILOT  
★★★★★

**EQUESTRIAN  
SPECIALISTS**

**TOURISM  
& LEISURE**