



Little Quantock Farm Cottage



**STAGS**



# Little Quantock Farm

Crowcombe, Taunton, TA4 4AP

Bishops Lydeard 6 miles, Taunton Town Centre 11 miles

A beautifully positioned detached cottage requiring renovation, enjoying spectacular far-reaching views across the Taunton Vale. The property benefits from detailed planning permission for the replacement of the existing dwelling with a stunning contemporary home, set within approximately 4.62 acres of gardens and grounds with direct access to the Quantock Hills. A further 7.26 acres of pasture land is available by separate negotiation.

- Detached period cottage for sale by Informal Tender
- Planning permission granted for Grand Designs style property
- Superb position with far reaching views
- Lot 1 - Cottage and 4.62 acres approx
- Lot 2 - Further 7.2 acres of pasture available
- Direct access to the Quantock Hills
- Planning Reference 3/07/25/014
- Incredibly Rare opportunity
- Council Tax band C
- Freehold

## Informal Tender £600,000

### SITUATION

The property occupies a truly wonderful setting situated on the edge of the Quantock Hills, the first Area of Outstanding Natural Beauty in the country and offers stunning south westerly views over surrounding countryside towards Exmoor and the Brendon Hills. For those with walking and riding interests the location could not be better as there is direct access to the Quantock Hills offering miles of footpaths and bridleways.

The property is by no means isolated and is situated within 0.7 miles of the village of Crowcombe where there is a thriving community and amenities to include a primary school, pub, community run shop, village hall, church and playing field. The villages of West Bagborough and Triscombe are close by and both have popular pubs. The large town of Wilton is approximately 5 miles away while the County Town of Taunton is 10 miles distant.





## DESCRIPTION

Little Quantock Farm Cottage is a charming period property which occupies a superb south facing position on the edge of the Quantock Hills enjoying stunning views over the Vale of Taunton and Exmoor beyond. Planning permission has been secured for the creation of a stunning Grand Designs style property by award winning architect Louise Crossman a unique design to take advantage of its wonderful setting together with four box stable block.

## ACCOMMODATION

The current accommodation provides three spacious bedrooms, two reception rooms, a kitchen and bathroom which could be retained if desired.

## OUTSIDE & EXTRA LAND

The gardens which surround the house adjoining, to the south, a parcel of pasture land with pockets of mature woodland. In total the property extends to 4.62 acres.

There is a further 7.26 acres of pasture land which is available by separate negotiation with a guide price of £80,000

## METHOD OF SALE

The property is being sold by informal tender ending at 12 noon on Thursday 25th September 2026 with a guide price of £600,000 for the house and 4.62 acres. Lot 2 - Further 7.2 acres of is available with a guide price of £80,000.

## PLANNING

For full planning details:

[https://www1.somersetwestandtaunton.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=\\_WSC\\_DCAPR\\_33798](https://www1.somersetwestandtaunton.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=_WSC_DCAPR_33798)

## SERVICES

Mains electricity, water. Private drainage. Ultrafast broadband available (Ofcom), Mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services.

## DIRECTIONS

What3Words: ///fairy.loosed.curly





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

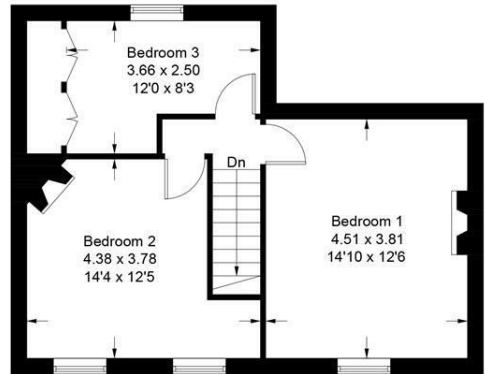


| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

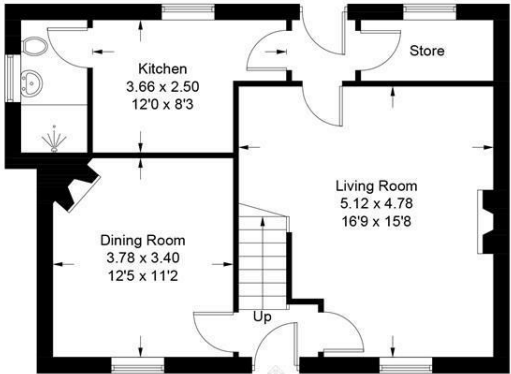
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Approximate Gross Internal Area = 100.0 sq m / 1076 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1318531)