



Beech Tree Farm (Badgworth Arena) Badgworth, BS26 2QU

£3,500,000 as a whole

COOPER  
AND  
TANNER



Beech Tree Farm,  
Badgworth, Axbridge, BS26 2QU

 5  3  2  46.06 acres EPC C

The Lodge,  
Badgworth, Axbridge, BS26 2QU

 6  2  3  4.05 acres EPC B

Guide Price £2,250,000

Guide Price £1,250,000

Beech Tree Farm has been run for many years as the incredibly successful and popular equestrian centre, Badgworth Arena and we are absolutely delighted to be able to offer it for sale as a whole or in two lots; Beech Tree Farm and The Lodge.

**Beech Tree Farm. Guide price £2,250,000**  
**As edged red on the sale brochure**

**Description.** Beech Tree Farm comprises a detached bungalow with a self-enclosed annexe set in a pleasant garden and overlooking the equestrian facilities, but still maintaining a degree of privacy. The equestrian facilities include an indoor school, two all weather outdoor schools, a third school that requires attention, stables and a large parking area. All set in approximately 46.06 acres of grounds and paddocks.

**House.** The bungalow is well presented throughout and offers versatile accommodation that would suit a variety of requirements including multi-generational living or space for a member of staff. The main dwelling comprises an entrance hall with doors leading to the two reception rooms and an inner hallway leading to the bedrooms. The sitting room lies to the front of the property and is a lovely light room with a feature fireplace. The dining room lies to the side of the kitchen and overlooks the rear garden.

The kitchen is well appointed with a range of fitted wall and base units, range style oven with an extractor over and space for under counter appliances.

A door leads from the kitchen into the utility room, with a separate cloakroom, and then into the annex.

The bedrooms are at the other end of the property along with a large family bathroom.

The annex has an independent access meaning it can be occupied completely separately from the main accommodation. It comprises a sitting room, kitchen, a good-sized double bedroom with an ensuite and a conservatory.

Below the property and accessed from the rear, with vehicular access, is a large undercroft that has in the past been used as an educational space but would suit a wide variety of uses including additional accommodation, home office or leisure space, subject of course to gaining any of the necessary consents.

**Outside.** To the front and side of the property is a large gravelled parking area with a detached double garage. The gardens are currently predominantly lawn and are enclosed by post and rail fencing.











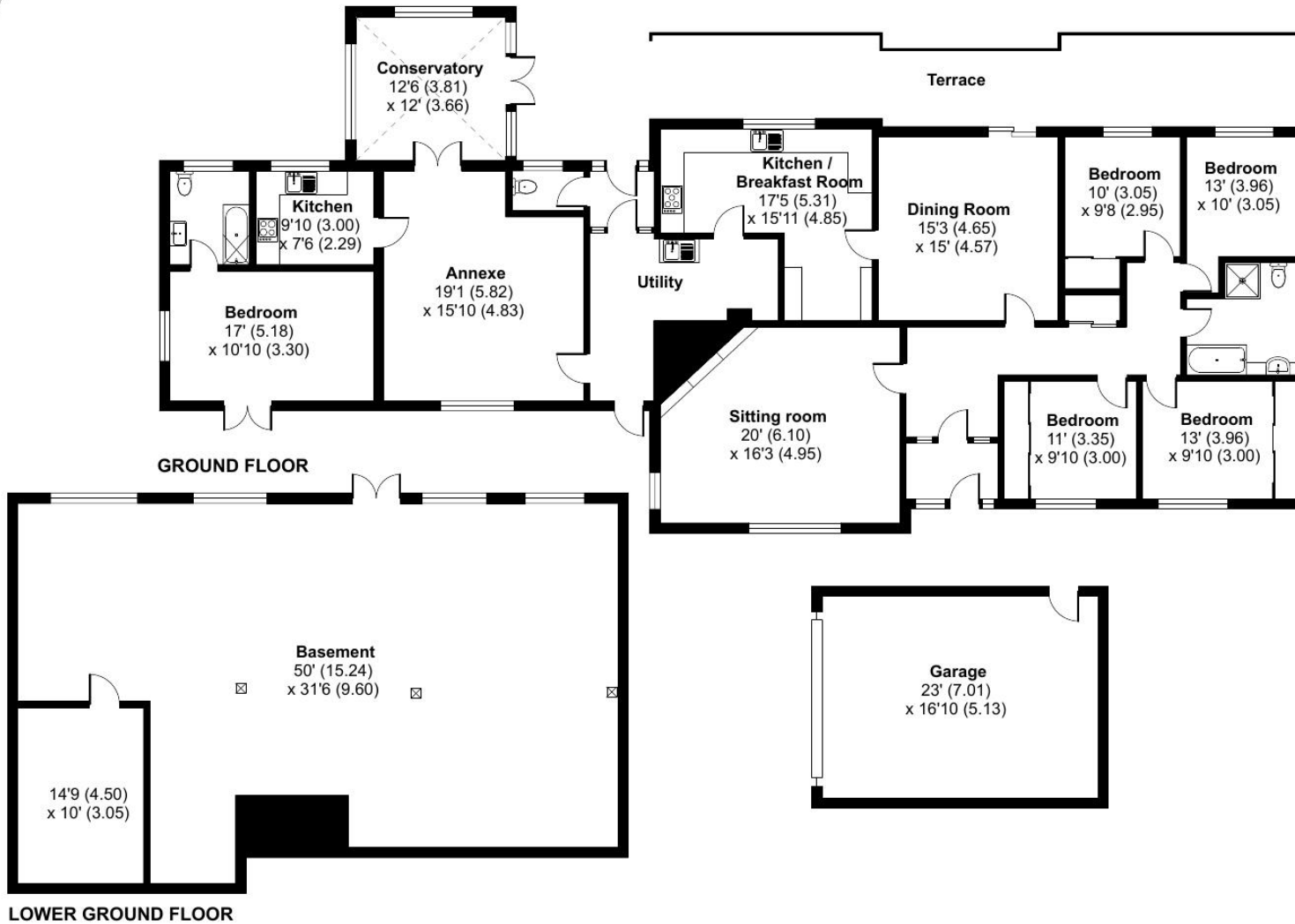
# Beech Tree Farm, Badgworth, Axbridge, BS26

Approximate Area = 4226 sq ft / 392.6 sq m

Garage = 387 sq ft / 35.9 sq m

Total = 4613 sq ft / 428.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1150831





**Badgworth Arena.** Badgworth Arena has, over the years, established itself as one of the most popular local competition venues, holding a range of competitions throughout the year including both unaffiliated and affiliated events alongside regular training riding club and pony club training sessions.

The yard provides stabling both for the current owner's own horses and some DIY liveries.

The facilities provided by the equestrian centre are comprehensive and incredibly versatile and could easily be adapted to suit a variety of uses, perhaps even non-equestrian, subject of course to gaining any of the necessary consents.

The access from the road is lovely and wide and the driveway leads down to a large open, parking and turning area with ample space to accommodate boxes and trailers.

Below the parking area is a large floodlit all weather arena of approximately 65m x 30m with a pro wax surface, enclosed by wooden post and rail fencing and a judges box at one end.

Beyond the floodlit arena is a second dressage arena of approximately 66m x 25m with a sand and rubber surface and left unfenced.

Below this is a third arena of approximately 50m x 24m. It is enclosed by wooden post and rail fencing and would require a new surface but is currently being used as a useful turn out patch.

The indoor school is a real asset to the centre and comprises an arena of approximately 55m x 25m with a pro wax surface.

A leanto to one side provides a useful jump storage area and space for competitors to wait. At the end of the building there is a ground floor viewing gallery and seating area. There is an office to one end of seating area and then a classroom to the other, making it a versatile space. There is a commercial kitchen which is run by the current owners on competition days and generates a good income stream. There are also toilet facilities.

Stairs lead to the upper floor which has been divided to create a store room and now a private clinic space (with an independent access via an external staircase) but has in the past been a further teaching room and tack shop. With large windows overlooking the indoor arena it gives a great view of the competition below.

To the side of the indoor arena and accessed from the outside are 14 boxes, a feed room and tack room. There is also a door leading to a rug store which in turn gives access to the judge's box for the indoor arena.

On the other side of the school building there are a further 15 boxes of varying sizes with two tack rooms and a large hay barn.

Beyond the main yard is "Pete's Place" which is a timber built American barn style stable block with 9 boxes and a tack room. To the side is a separate gravelled parking area with space for several vehicles and boxes making it a useful independent yard. There is also a pair of timber field shelters to the side with gates to the front that are being used for bedding and hay storage.

**The Land.** The land lies predominantly to the north and east of the yard with a couple of home paddocks to the side of the house.

The land to the east of the yard has been divided into conveniently sized paddocks, with some post and rail fencing and mature hedges and is level in aspect. There has in the past been some cross-country fences in this area, but they have not been used for some time and would need repair.

The field beyond this is also enclosed by mature hedges and again is level in aspect without any permanent dividing fencing.

The largest field is gently sloping in aspect, towards the western boundary where it becomes more level along the hedge line and opens into a further paddock of level pasture land.

The combination of topography provides a variety of grazing to suit many different needs from individual paddocks to turnout more suited to a herd set up.

A hardcore access track leads from the parking area through to the further fields making access for machinery and maintenance straight forward.

The land coloured green on the site plan is owned by the neighbour and is currently also being offered for sale. It extends to approximately 10.78 acres of pasture land.







# Lodge, Badgworth, Axbridge, BS26

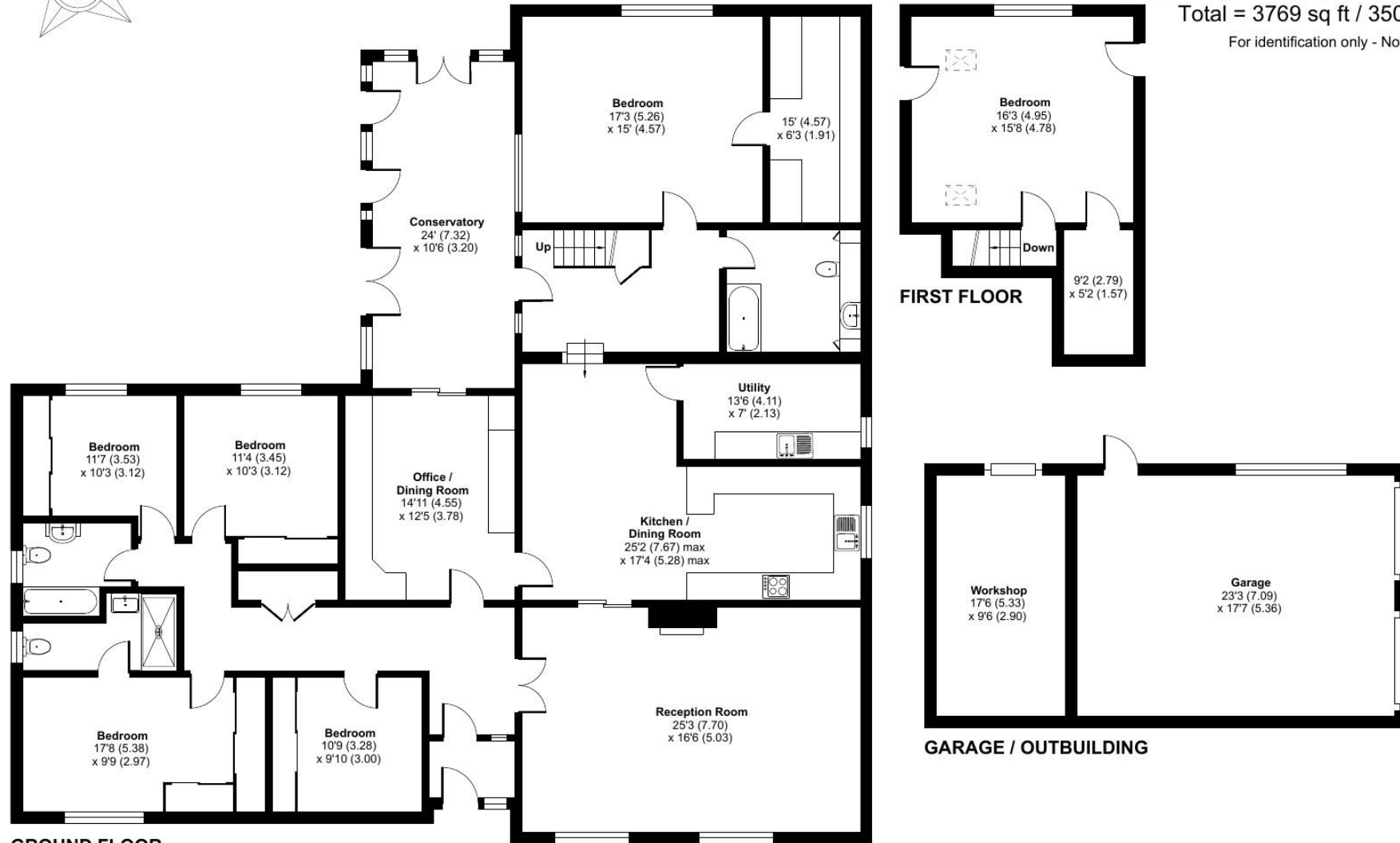
Approximate Area = 3189 sq ft / 296.2 sq m

Garage = 412 sq ft / 38.2 sq m

Outbuilding = 168 sq ft / 15.6 sq m

Total = 3769 sq ft / 350 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1150834



**The Lodge. Guide price £1,250,000**  
**As edged blue on the sale brochure**

The Lodge is a lovely, spacious home that has recently been extended to provide two further bedrooms, bathroom and a conservatory.

The Lodge sits completely independently from Beech Tree Farm and is offered for sale as a separate lot. At the same time, it could also offer additional accommodation for the farm, perhaps for another family member, if they were purchased together.

The front door opens into a welcoming entrance hall with doors leading to the two reception rooms and four of the bedrooms.

The sitting room is a spacious room with a red brick fireplace and hearth. The second reception room is currently set up as a super home office with fitted desks and furniture and a picture window looking through the conservatory to the lovely view beyond. This room would suit alternative uses including a formal dining space.

The kitchen is an L-shaped room with ample space for a dining room table making it a lovely family room. The kitchen is well appointed with oak wall and base units and built in appliances. Next to the kitchen is a useful utility room.

Steps from the kitchen lead to an inner hallway with stair rising to the first-floor bedroom and doors to a bedroom, bathroom and the conservatory. The conservatory also provides rear access to the property, which is used more frequently than the front door, and really makes the most of the superb position with far reaching views over the paddocks to the rear and towards the hills beyond.

There is a lovely large ground floor double bedroom at this end of the house with a walk-in wardrobe and a bathroom next door. The first-floor bedroom is, again, a really good sized double room with a built in cupboard and open views to the rear.

Four further bedrooms lie to the other end of the house with two good sized double rooms and two slightly smaller. All the bedrooms have built in wardrobes with the master bedroom having additional fitted bedroom furniture and an ensuite shower room. There is also a family bathroom.

**Outside.** The Lodge sits in a very pleasant level garden which is predominantly laid to lawn and partly enclosed by mature hedges giving shelter and privacy.

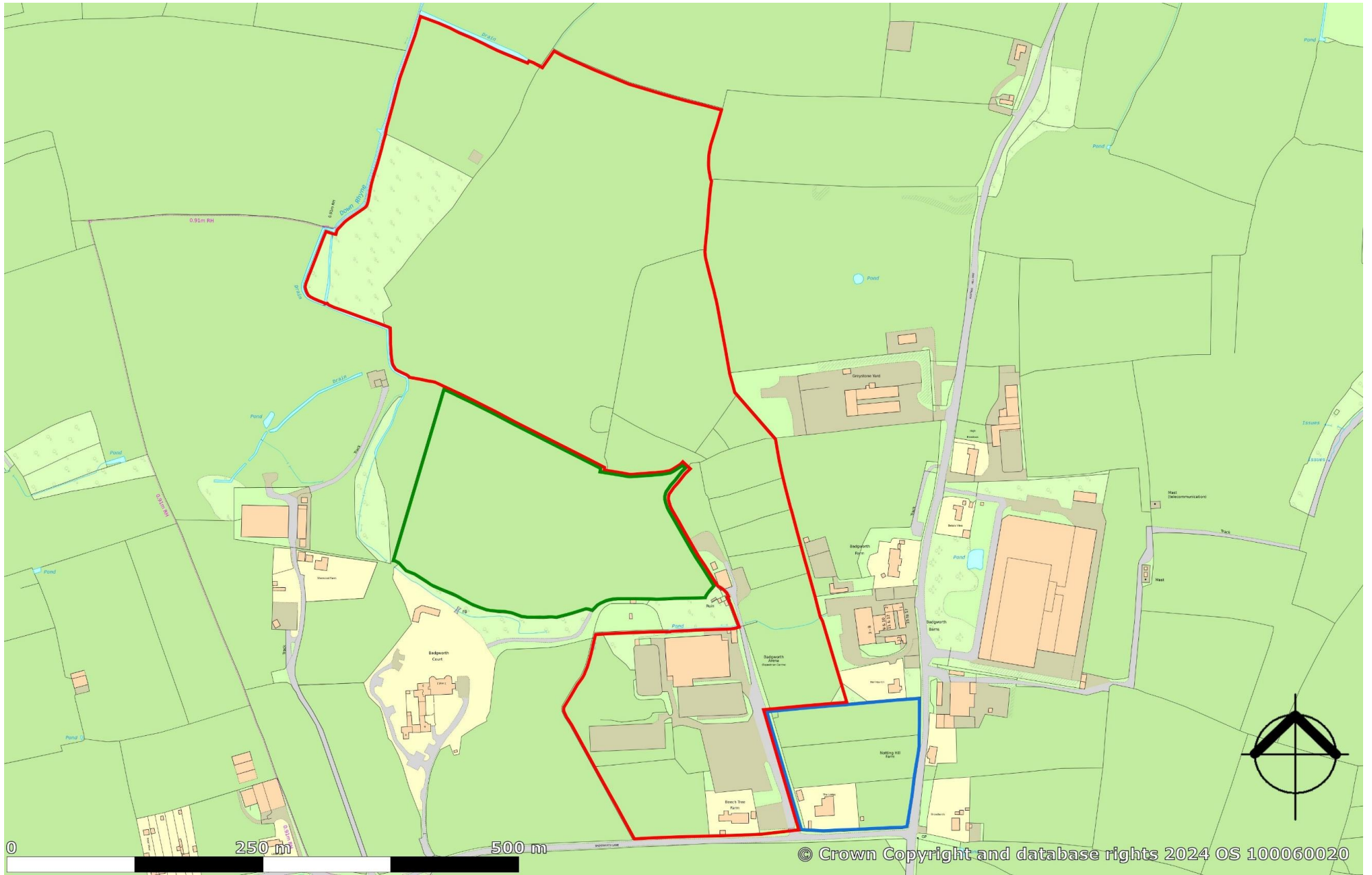
To the side of the property is a large, gravelled parking and turning area with an open fronted car port/store. There is also a detached double garage with a workshop to the rear.

Currently the property is accessed from the road using the same gate and drive as Beech Tree Farm. If the properties are sold separately then this will be split giving each an independent driveway.

**The Land.** The land is entirely level in aspect and is currently divided into three conveniently sized parcels with post and rail fencing with mature hedges forming part on the perimeter boundary giving some good natural shelter. The paddock to the side of the garden has a timber field shelter.







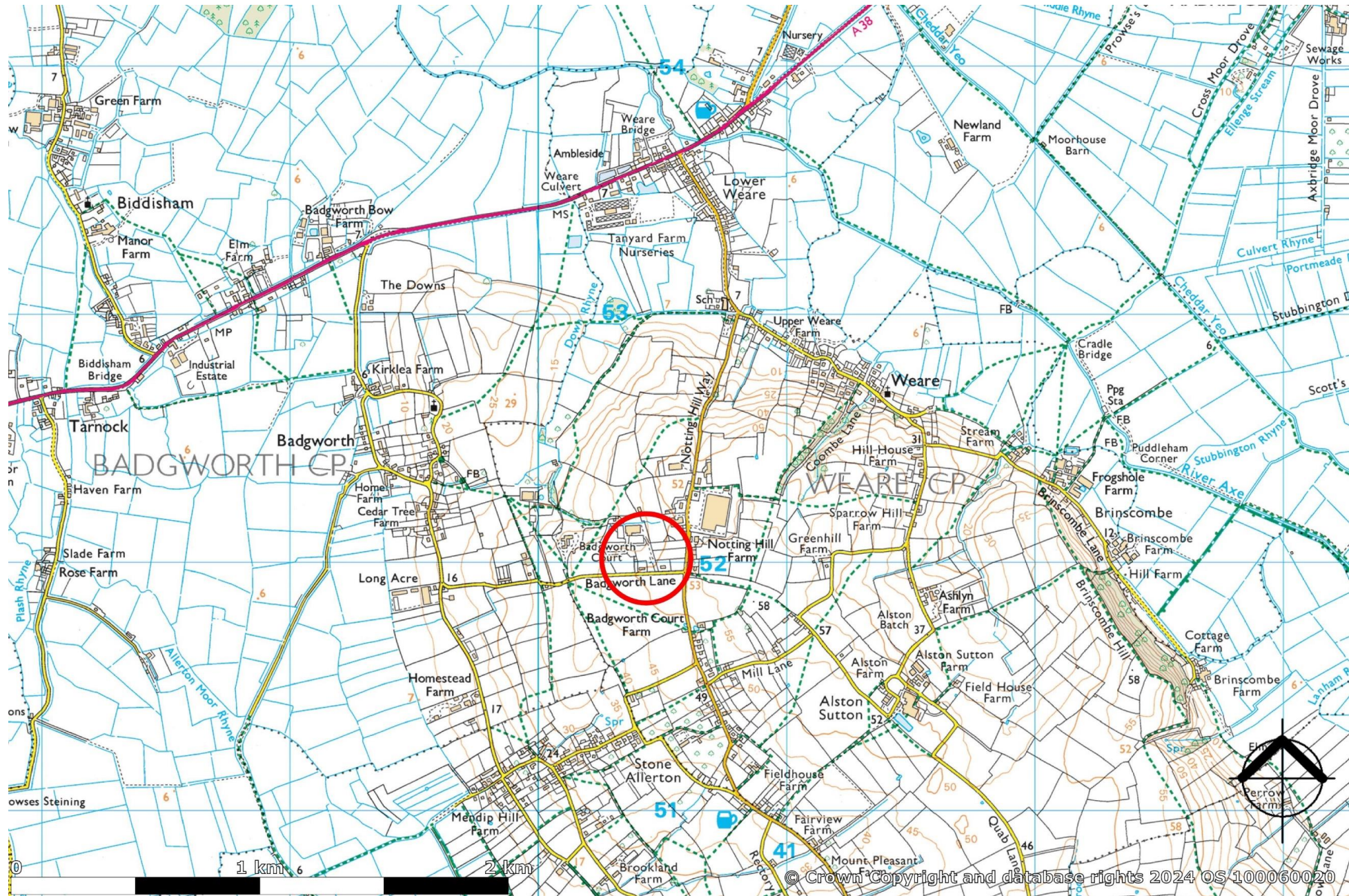














**Location.** Beech Tree Farm and The Lodge are in a superb rural position on the outskirts of the village of Badgworth, approximately 21 miles to the south of Bristol and 4 miles outside the picturesque and popular village of Wedmore.

Although a small rural village Wedmore provides an excellent range of amenities including a post office and village store, choice of three public houses, schools (primary and middle), sports clubs including football, cricket, golf and bowls), farm shop and The Borough – a parade of independent shops and businesses.

The area is well served with equine related businesses and suppliers including feed and bedding merchants, saddlers and tack stores, vets and equine dentists.

For those who perhaps need to travel further afield the area is well served with road and rail connections including the A38 which links to the M5 just to the north of Highbridge. The road connections make access for horse boxes and trailers straight forward Highbridge also provides a mainline rail service between Penzance and Cardiff including stops at Exeter St Davids, Taunton and Bristol Temple Meads.

**The business.** Badgworth Arena is run as a competition and training venue alongside DIY livery and venue hire and has grown over the years to be one of the area's most popular centres.

Competitions are run on both an affiliated and unaffiliated basis, both with British Dressage and British Showjumping. Entries are made using My Riding Life and upcoming competitions and events are publicised using the Badgworth Arena Facebook (with approximately 8,000 followers).

The centre is also available for external hire and regular hirers include local riding clubs, pony clubs alongside private hires.

On site catering is provided by the current owner and generates a useful income stream, which could be expanded if required.

Income and expenditure figures are available on request following a viewing.



**Local Council:** Somerset Council.

**Council Tax Band for The Lodge:** E

**Heating:** Oil fired central heating to both dwellings

**Services:** Mains electricity and water to the dwellings and yard with a three phase electricity supply to the yard.

Private drainage with both dwellings on separate systems.

Solar panels fitted to both dwellings.

**Internet:** Full fibre connection to both dwellings and the arena

**Tenure:** Freehold. Vacant possession.

**Business Rates:** Current RV is £21,750  
Rates payable £10,853.25

**Rights of way:** There are two footpaths that cross the land as shown by the broken green line on the location plan. There is a right of way, in favour of Beech Tree Farm, along a track to the north which comes out adjacent to Weare primary School





## FROME OFFICE

telephone 01373 455060

6 The Bridge, Frome, Somerset BA11 1AR

[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

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AND  
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