



Compton Bishop Farm

Axbridge, Somerset

Carter Jonas

**Compton Bishop Farm
Lower Weare
Axbridge
Somerset
BS26 2JA**

**A residential and equestrian farm
at the foot of the Mendip Hills
National Landscape.**

Compton Bishop Farm comprises a very well presented equestrian and livestock holding situated at the foot of the Mendip Hills. The property is serviced by an immaculate five-bedroom farmhouse offering accommodation of over 3,000sqft, a range of equestrian buildings, riding arena, and adjoining pastureland. Planning permission also exists on site for the creation of a further five-bedroom farmhouse.

In all extending to 47.17 acres.

For sale by private treaty as a whole or in up to three separate lots.



Location

Compton Bishop Farm is situated on the edge of the village of Cross, within the parish of Weare, at the foot of the Mendip Hills National Landscape.

Local facilities include the well regarded Weare Academy Church of England First School, public houses/restaurants, and easy access is available to a wider range of facilities in Axbridge and Cheddar.

The M5 motorway is within easy reach with Junction 22 about six miles away, which provides easy access to Bristol and Taunton, whilst railway stations are nearby in Highbridge and Weston-super-Mare. In addition, Bristol International Airport is about 11 miles away.

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The Farmhouse

The farmhouse offers substantial and fully modernised accommodation comprising, on the ground floor, front door to double height glazed entrance hall with bespoke feature oak and glazed staircase and galleried landing. Open plan kitchen, dining, and sitting room with bi-folding doors to mock grass patio, garden with views across the land and to Crook Peak, fitted units and island with Silestone worktops, Neff induction hob, oven, and microwave. Utility room with external door to yard/driveway and WC and boot room off. Sitting room/'snug'/office with utilities cupboard off. Hallway with external door to garage/rear garden, three double bedrooms, and a shower room, with a boarded loft above.

On the first floor, the stairs lead to a galleried landing with double bedroom

and en-suite shower room off. The principal bedroom has a large walk-in-wardrobe, ensuite bathroom with shower and bath, and bedroom with bi-folding doors to balcony also with views over the land and to Crook Peak beyond.

The house is surrounded by level lawned gardens and a gravelled driveway with a double garage and secure garden store to the rear with electric connected.

The property benefits from two road access points to the farmstead; the farmhouse has access via a metal electric sliding gate onto the gravelled driveway, whilst the farm buildings have separate access from the road via double timber gates onto a concrete hardstanding leading to the adjoining yard area.

Buildings

To the north of the house is the principal block, steel and fibre cement stable/loose housing building which provides five no. stables, an adjoining covered loose housing yard (formerly containing further American-style stables, which have been removed, but could easily be reinstated) with tack room and secure store off, WC and sink, and adjoining workshop and store. Permission exists for the use of this building for no more than 10 horses, partly for personal use, and for livery accommodation.

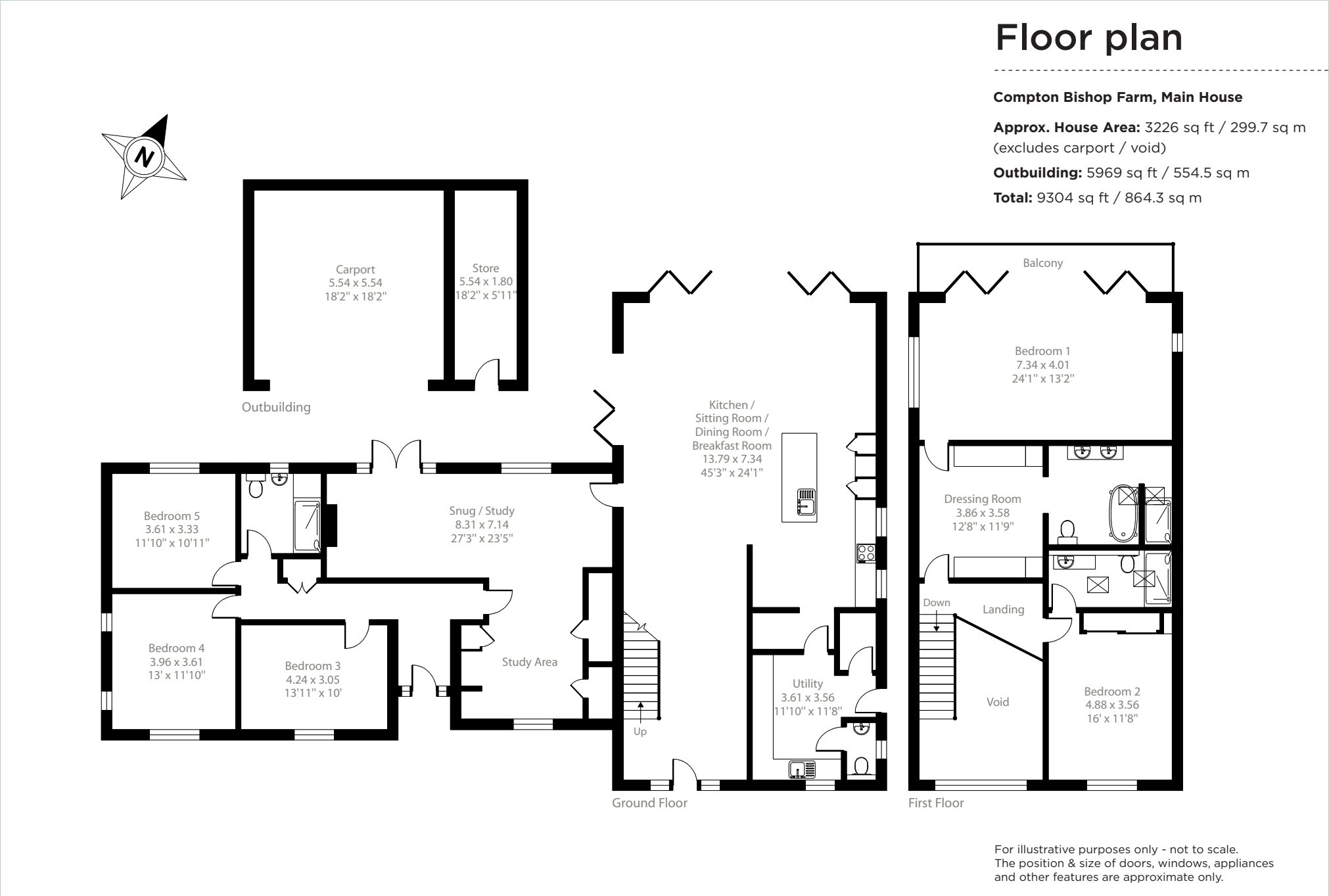
In addition, planning permission has been granted for the conversion and extension of this building to provide a detached dwelling. The proposed accommodation will comprise front door with entrance hall with cloak room and WC off, to full height open-plan kitchen, dining, and sitting room with snug/study off, utility room, boot room and plant room.

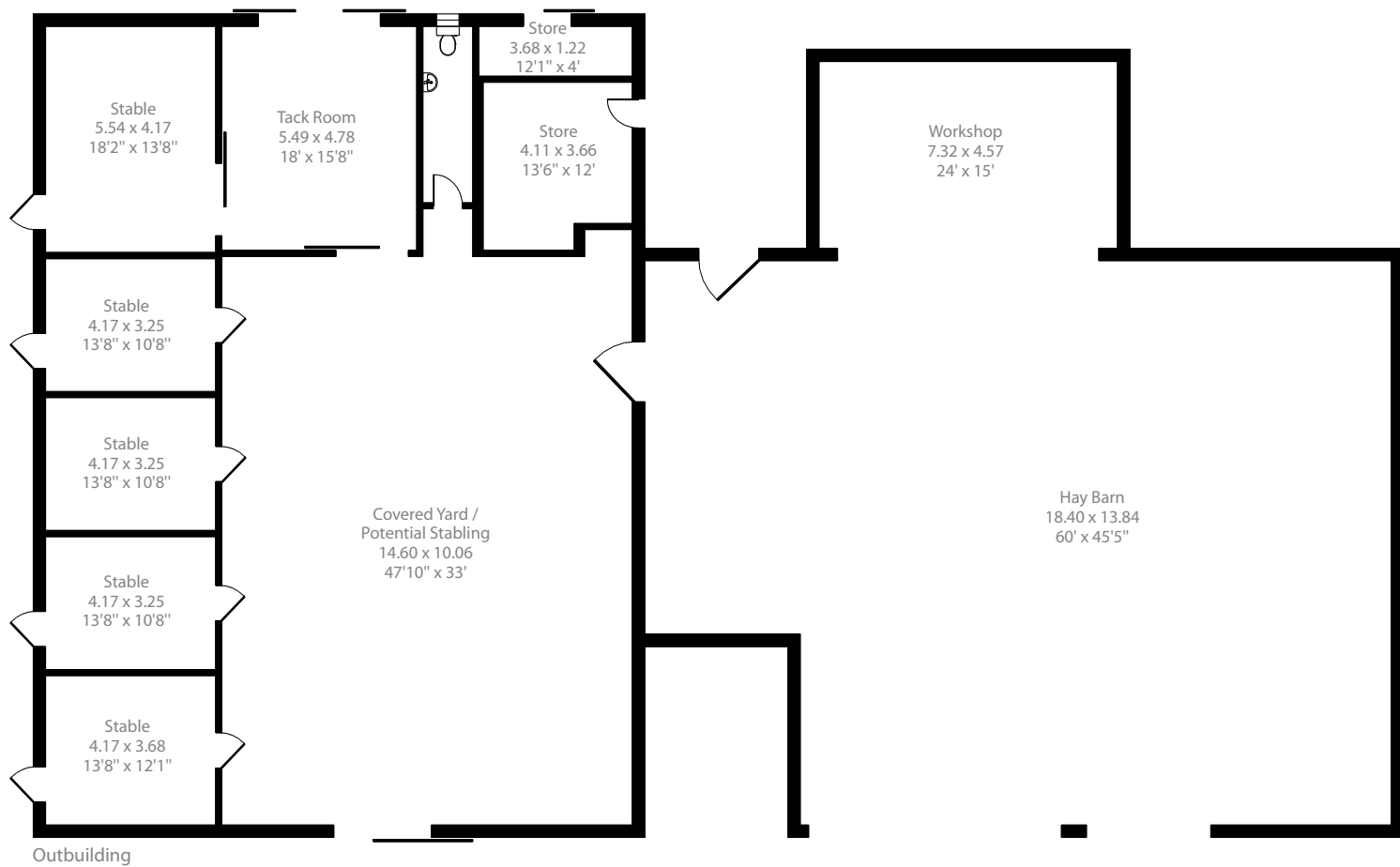
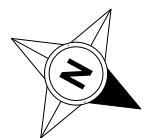
Two double bedrooms, both with en-suite shower rooms. On the first floor, principal bedroom with dressing room and en-suite shower room, further double bedroom with en-suite shower room, and double bedroom with family bathroom. Alternatively, planning permission exists for the demolition of this building and erection of a self-build dwelling on the site of the riding arena.

In addition to the block building, there is a three bay Dutch barn with three bay and two bay lean-tos off each side and an adjoining one bay workshop off to the rear.

In addition to the buildings, there is a 40m x 20m riding arena adjoining the buildings together with a useful hardstanding. The arena has a wood fibre surface with herringbone drainage beneath and is enclosed by a post and rail fence.







Floor plan

Compton Bishop Farm, Outbuildings

Outbuilding: 5969 sq ft / 554.5 sq m

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

The Land

The land offered for sale as part of Lot 1 comprises the level pasture field to the west of the farmhouse and farm buildings. In all, Lot 1 extends to 8.71 acres. The land benefits from access via a stone track running from the farmstead. Lot 1 could be purchased with either the whole, or part, of Lot 2, or Lot 3, to provide further land as required.

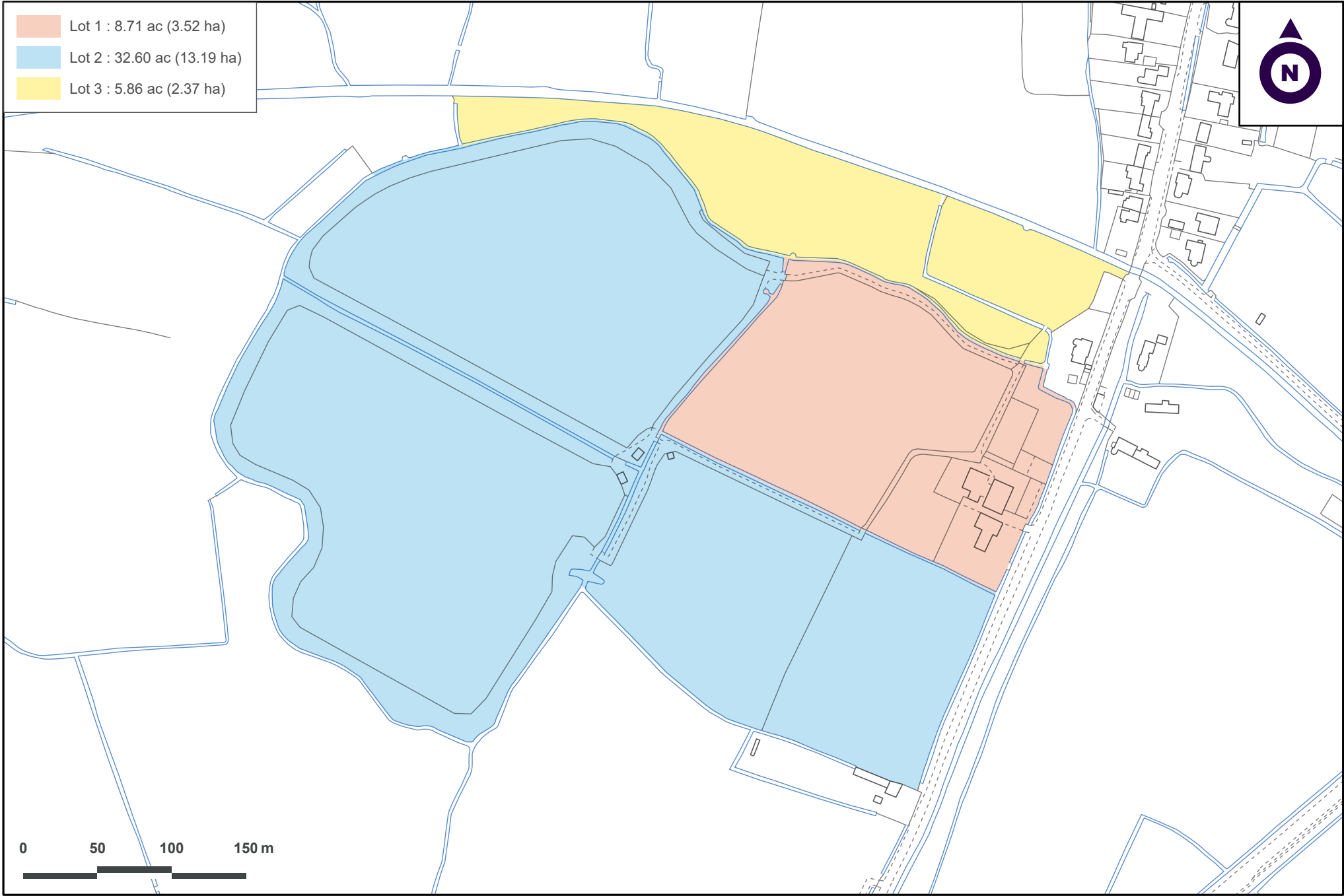
Lot 2

Lot 2 comprises the three level interconnecting pasture fields to the south and west of Lot 1 and extends in all to 32.60 acres. Access is available from the road on the eastern boundary and a separate mains water supply has been connected to service the land.

Lot 3

Lot 3 comprises two level pasture paddocks running along the northern boundary of the farm adjoining the river. Access is available from the gate to the highway along the eastern boundary and a separate mains water supply has been connected to service the land.





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Method of Sale

The property is offered for sale by private treaty as a whole or in up to three separate lots.

Tenure & Possession

The freehold of the property is offered for sale with vacant possession available upon completion.

Planning

Planning permission was granted in February 2024 for the conversion of the principal block building to a five-bedroom dwelling under application reference 49/23/00007. Alternatively, planning permission was granted in February 2025 for the demolition of the block building and erection of a self-build dwelling on the site of the riding arena.

Services

The property is serviced by mains electricity and water, with private drainage. There is a three-phase electricity supply to the farm buildings, with a separate single-phase supply to the house. There is oil-fired central heating (from a boiler installed in 2017) in the farmhouse comprising underfloor heating in the two-storey part, and radiators in the single-storey part. Lots 2 and 3 have the benefit of separate mains water supplies connected.

Wayleaves Easements & Rights of Way

There is a public footpath running along the northern boundary of the farm within Lot 3.

EPC Ratings

Compton Bishop Farmhouse has an EPC rating of D.

Health & Safety

Potential purchasers should take particular care when inspecting the property being conscious of livestock and machinery movements, particularly in and around the farm buildings.

Local Authority

Somerset Council
www.somerset.gov.uk

Viewings

Viewings are by appointment with the vendor's sole agents, Carter Jonas, on 01823 428590.

Directions

From Junction 22 of the M5 motorway, take the A38 exit to Burnham-on-Sea/Highbridge. At the next roundabout, take the third exit onto Bristol Road/the A38. At East Brent Roundabout, take the

second exit and stay on Bristol Road/the A38. After about four miles, turn left onto the Old Coach Rd, signed Loxton, Compton Bishop, Cross, and the Webbington Hotel. The farm will be found on the left-hand side shortly before the bridge over the river on the edge of the village of Cross.



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