

**BRADLEY CROSS FARM, BRADLEY CROSS, CHEDDAR,
SOMERSET, BS27 3YU**

FOR SALE
GUIDE PRICE £1,250,000

An Exceptional Rural Holding in the Heart of the Mendip Countryside.

Bradley Cross Farm presents a rare opportunity to acquire a substantial and versatile agricultural holding set within the sought-after Mendip Hills National Landscape formerly Mendip Hills Area of Outstanding Natural Beauty. Combing a traditional 4 bedroom AOC farm house , a self contained shepherds cottage, an excellent range of outbuildings, and 51.5 acres of productive pastureland within a ringed fence with a long private driveway.

The property offers considerable scope for farming, equestrian, lifestyle or diversification purposes (subject to the necessary consents).

Location:

Situated in the rural hamlet of Bradley Cross, the property enjoys an idyllic position surrounded by rolling countryside, yet remains conveniently accessible to the nearby village of Cheddar, renowned for its amenities and the Cheddar Gorge. The cities of Bristol, Bath and Wells are within commuting distance, offering a wider range of commercial, educational and cultural facilities.

The Farmhouse:

The principal dwelling is a charming period 4 bedroom single-storey AOC farmhouse, offering spacious and flexible accommodation.

The layout provides practical, easy living arranged on one level while the property enjoys attractive views across the surrounding land and countryside including views of Cheddar Reservoir. Surrounding the farmhouse is the greenhouse and separate vegetable garden, the gardens are mostly laid to lawn with borders and flowerbeds with vibrant fruit trees.

The Shepherds Cottage:

A valuable addition to the property, the self- contained Shepherds Cottage provides flexible ancillary accommodation, which has been successfully let as guest accommodation over the years earning a good income from new & returning guests via a letting company. The Cottage regularly achieves exceptional ratings and reviews.

Farm Buildings & Outbuildings:

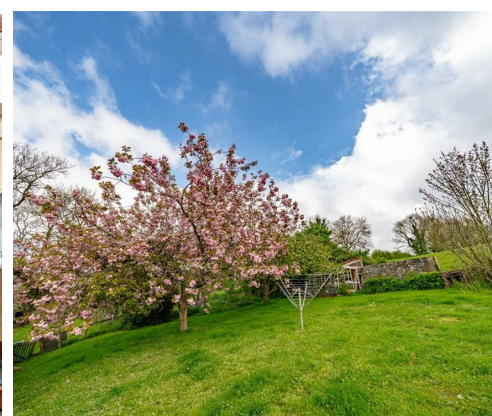
Bradley Cross Farm benefits from a useful range of traditional and more modern agricultural buildings, suitable for a variety of uses including livestock housing or storage, double garage, workshop and wood store.

The buildings are well-positioned in relation to the land and farmhouse, offering a practical working layout.

The Land:

The land extends to approximately 51.5 acres and comprised predominantly sloping and level pasture suitable for grazing and mowing, with a small area of woodland.

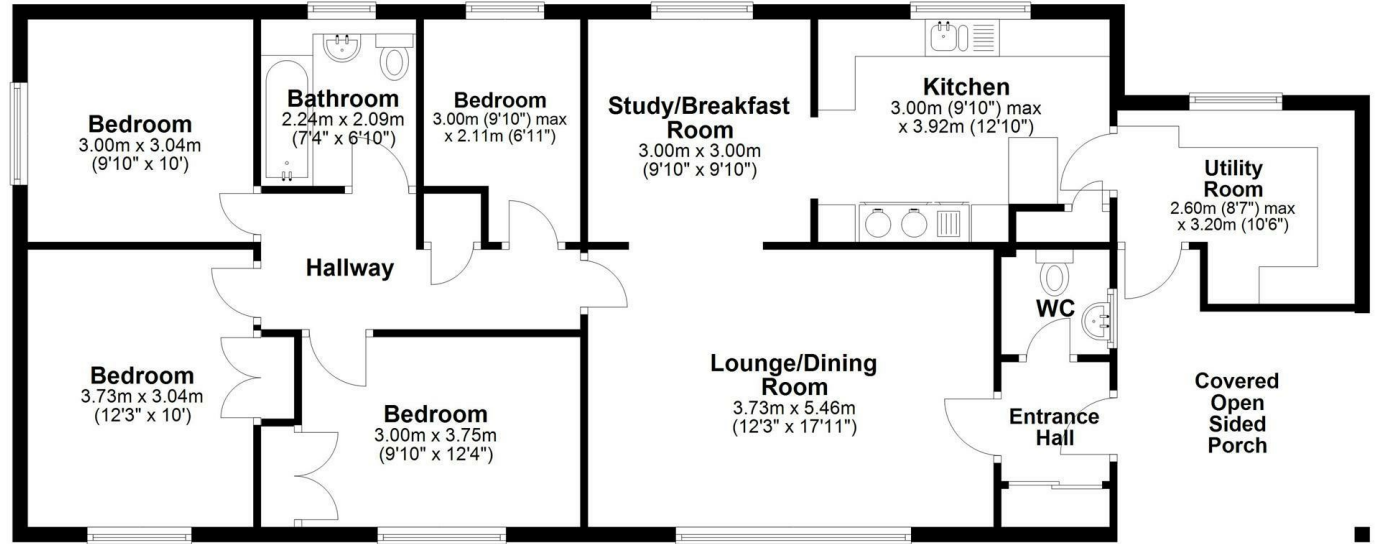






Photographs above of the Shepherds Cottage

Bradley Cross Farmhouse Ground Floor



Shepherds Cottage Ground Floor



What 3 Words:

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Right of Way:

We are advised there is a footpath that crosses the land.

Services:

The properties benefit from Mains Water, Electricity, Oil & Private Drainage.
We are advised there is water connected to the land.

Tenure:

Freehold with Vacant possession.

Local Authority:

<https://somerset.gov.uk/>

Viewings:

Strictly and only by prior appointment through the Vendors Sole Agents Nancekivell & Partners Limited either **Richard Nancekivell 07770 966372 or Chloe Brown 07475 031835.**

Prior to making an appointment we strongly recommend that you discuss any queries you may have which are likely to affect your interest in the property in order that you do not make a wasted journey.

Agents Notes:

There is a £2,000 plus VAT Buyers fee payable to upon completion.

Important Notice:

Nancekivell & Partners, their clients and any joint agents give notice that

(1) They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

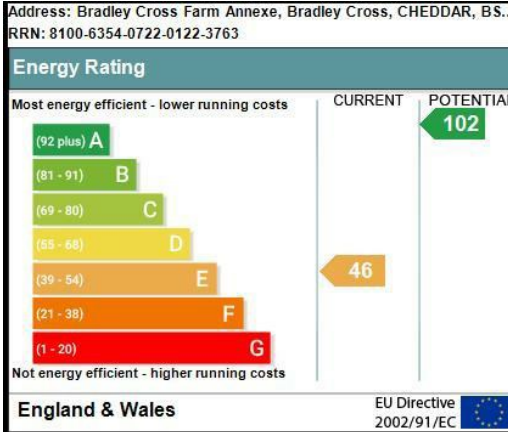
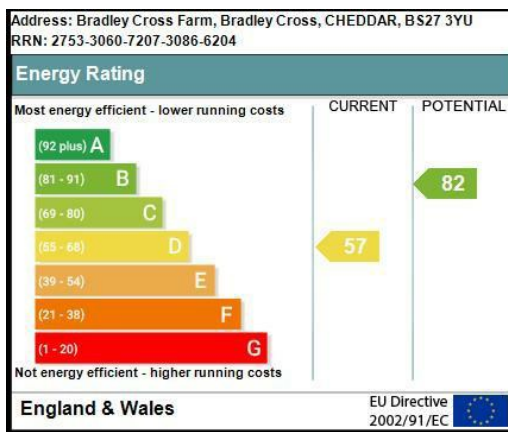
They assume no responsibility for any statement that may be in these particulars.

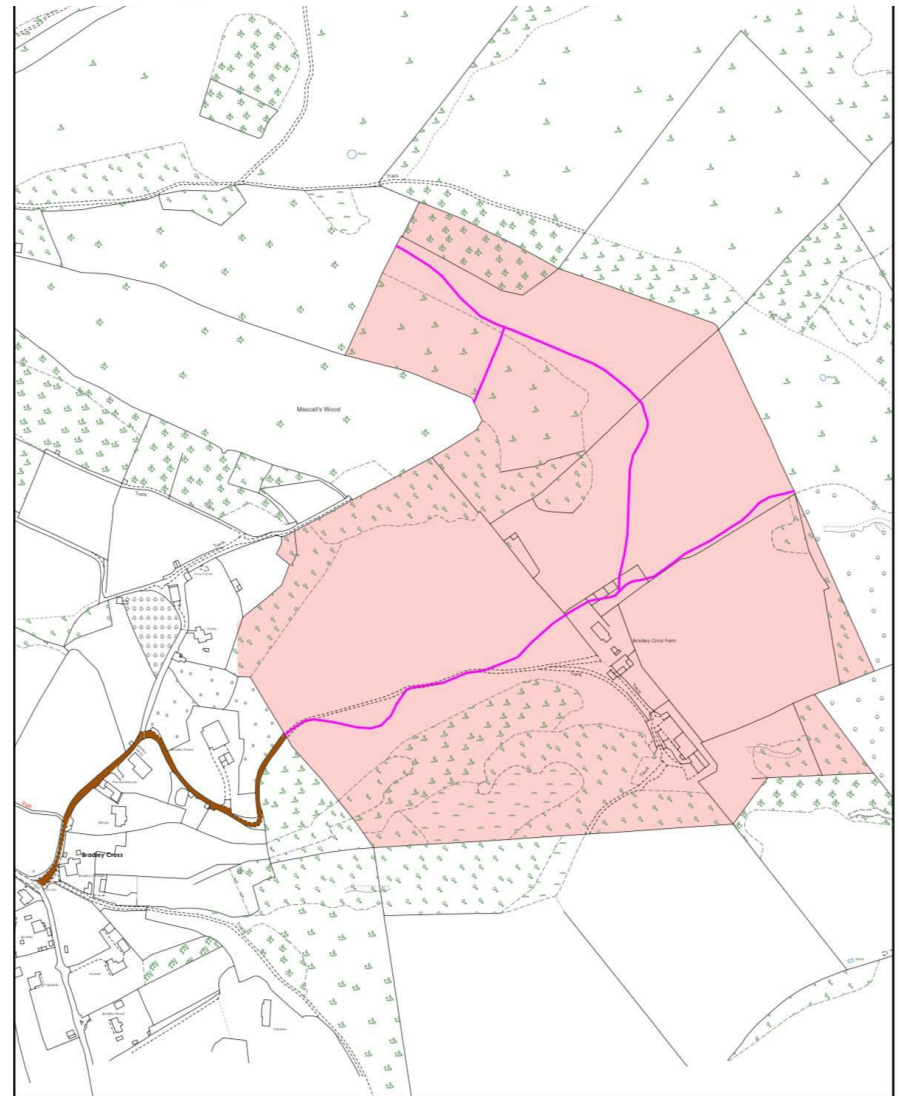
These particulars form no part of any offer or contract and must not be relied upon as statements or representation of fact.

(2) Any areas, measurements or distances are all approximate.

The text, photographs and plans are for guidance only and are not necessarily all comprehensive.

It should not be assumed that the property has all the necessary planning, building regulation or other consents and Nancekivell & Partners Limited have not tested any services, equipment or facilities.





Bradley Cross Farm

Location ST 473 534
 Scale 1:4,000 @ A4
 Drawing No. ZAA27749-01
 Date 11.03.26



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