

Blackmoor Farm Blackmoor, Langford, North Somerset, BS40

Auction Guide Price +++ £625,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND JULY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- JULY LIVE ONLINE AUCTION
- FREEHOLD DETACHED FARMHOUSE
- 2.49 ACRE PLOT WITH OUTBUILDINGS
- HUGE POTENTIAL | DEVELOPMENT | HOME
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold DETACHED PERIOD FARMHOUSE set in 2.49 ACRES with BARNs and OUTBUILDINGS | All in need of MODERNISATION with DEVELOPMENT potential STC.

Blackmoor Farm Blackmoor, Langford, North Somerset, BS40 5HJ

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Blackmoor Farm, Blackmoor, Langford, North Somerset BS40 5HJ

Lot Number TBC

The Live Online Auction is on Wednesday 22nd July 2026 @ 12:00 Noon
Registration Deadline is on Friday 17th July 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

THE PROPERTY

Blackmoor Farm is an exciting opportunity comprising a detached period Farm House (2063 St Ft | Not Listed) with vehicular access via a private driveway leading to 2.49 acres of grounds with a selection of Barns and Outbuildings (2293 Sq Ft) set on the edge of this sought after village.
Total - 4356 Sq Ft | 2.49 acres
Sold with vacant possession.

Tenure - Freehold
Council Tax - Band E
EPC - G

THE OPPORTUNITY

FARMHOUSE | MODERNISATION

The farmhouse now require modernisation but have potential to be extended to both the side and rear to create a stunning detached family home.
Likewise the barns and outbuildings require modernisation but have huge potential for further accommodation or to provide an income.
There is also scope for a variety of workshops, annexe, garages, offices etc

NEW BUILD | FAMILY HOME

The farmhouse is not listed and there is scope to demolish and re erect a large family home in a more central position to maximise the exceptional 2 acre + plot.
We understand there is scope to move the driveway to a more central position on the plot.

HIGH DENSITY RESI DEVELOPMENT OPPORTUNITY

There is scope for a high density residential development to convert the Farmhouse and Barns or new build.
Please refer to Pre App & response from NSC in the online legal pack.

All above subject to gaining the necessary consents.

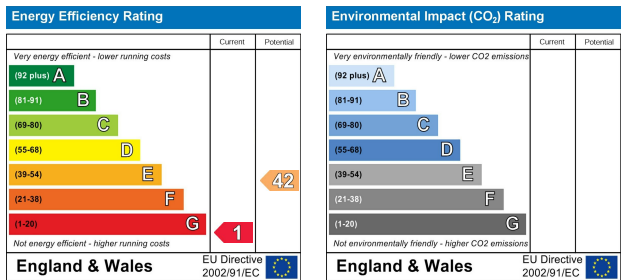
REDUCED PRICE FOR AUCTION

The property was previously listed with respected national agents at £950,000 and previously £845,000 and now has a reduced and attractive guide price for sale by live online auction.

Floor plan



EPC Chart



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Auction Property Details Disclaimer

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Please refer to our website for further details.