



The Pines Buncombe Hill, Broomfield, Bridgwater, Somerset
TA5 1AX

A potential development / business opportunity,
situated in a stunning location at the top of Buncombe
Hill, which was the site of the renowned Pines Cafe.

Taunton 5.7 Miles, Bridgwater 7.2 Miles

• Freehold Tenure with Vacant Possession • Rare Business / Residential
Opportunity • Stunning Location • In The Heart of The Quantock Hills • No
Onward Chain • For Sale By Private Treaty

Guide Price £295,000

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DESCRIPTION

On the market for the first time in almost 40 years and set in the most stunning location at the top of Buncombe Hill is the site of the renowned Pines Café which was sadly destroyed by fire in 2019. The Pines was a well-known local landmark which had been popular as a café since the last war, but also incorporated what was originally a 4 bedroomed bungalow.

TENURE

The land is of freehold tenure with vacant possession upon completion of the purchase.

SITUATION

Situated in the heart of the Quantock Hills, an Area of Outstanding Natural Beauty, with stunning views over surrounding countryside yet within 5.7 miles of the centre of Taunton and 7.2 miles to Bridgwater.

HISTORY

When the army was stationed on the Quantocks during the Second World War, the then occupant started serving light snacks and from that the Café became a firm favourite with walkers and cyclists. Later, the site was used in addition for car repairs and in the late 70's when the current owners took occupation, the café was further developed into a restaurant and there was a separate business trading in antiques.

VIEWING

The site may be viewed during daylight hours by

appointment only. Due to the fact that the building itself has been severely damaged by fire, it is extremely unsafe and should not be entered UNDER ANY CIRCUMSTANCES. Please be aware that STAGS accepts no responsibility or liability for any non-compliance.

DIRECTIONS

From Taunton:

- Follow the A3038 / Station Road north and join the A358 / Kingston Road.
- Continue along the A358 for 4.4 miles through the village of Kingston St. Mary to Buncombe Hill.
- The Pines can be found on the crossroads at Buncombe Hill.

From Bridgwater:

- From Broadway in the centre of Bridgwater, take West Street onto Durleigh Road.
- After 1.3 miles, turn left onto Enmore Road.
- Continue for 5.3 miles.
- The Pines can be found on the crossroads at Buncombe Hill.



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