



Guide Price
£1,400,000
Freehold



Martins Hill Farm, Red Road, Berrow, Somerset TA8 2RW
4 Bedroom Farm House and Holiday Let Complex / Guest Accommodation / Mixed Use



A rare opportunity to acquire a substantial farmhouse with an established holiday let business and multiple income streams, set within approximately one acre in a highly sought after coastal location between Burnham on Sea and Berrow. Martins Hill Farm offers a compelling blend of lifestyle living and commercial potential. The modern four bedroom farmhouse, constructed in 2012, provides spacious and flexible accommodation including multiple reception areas, two en suites, and attic trusses designed to allow additional bedrooms subject to the necessary consents.

Externally, the property enjoys landscaped grounds, extensive parking, a detached brick garage, workshop, car port, and useful storage facilities, making it equally suited to family life or business operation. A standout unique selling point is the established holiday complex, comprising three well appointed cottages designed to accommodate a range of guest requirements. The cottages generate a strong and consistent income stream, with forward bookings already secured for 2026, all of which can transfer to the new owner to ensure immediate continuity of revenue from completion. This seamless transition makes the property particularly attractive to lifestyle buyers, investors, or those seeking a turnkey hospitality venture.

Further enhancing the commercial appeal are the solar installations. Roof mounted panels provide hot water, while ground mounted arrays generate electricity sold to the grid, creating an additional renewable income stream while significantly reducing operating costs. The location supports year round occupancy, with Berrow beach, Burnham on Sea seafront, championship golf links, and Brean's leisure attractions all within easy reach. Excellent access to the M5 and nearby mainline rail links further strengthens its appeal to both holidaymakers and commuters. This is far more than a home.

It is a ready made lifestyle business offering residential comfort, established revenue, renewable energy income, and future growth potential in one exceptional coastal setting.

EPC: A Rating (09/04/2028)

Somerset Council Tax Band: F - £3,465.86 for 2025/26



- Multiple income revenue streams
- Forward bookings transferring included
- Renewable solar energy income
- Modern farmhouse coastal setting
- Approx one acre grounds
- Flexible multi generational living
- Strong year round demand
- Garages workshop storage buildings
- Lifestyle home with earnings



OVER-VIEW

Martins Hill Farm is far more than a residential property. It is a fully established holiday complex offering a rare opportunity to acquire a profitable lifestyle business in a sought-after coastal location.

Set within approximately one acre, the estate comprises a modern four-bedroom farmhouse, three successful holiday cottages, extensive outbuildings, and solar installations generating additional income. The current owners operate the cottages as a thriving holiday let enterprise with forward bookings already secured for 2026, all of which can transfer to the new owner to ensure immediate continuity of income.

This is an ideal acquisition for buyers seeking a lifestyle change, a multi-generational living arrangement, or a ready-to-run tourism business with multiple revenue streams.

LIFESTYLE & RESIDENTIAL

- Modern four bedroom farmhouse with flexible accommodation
- Attic trusses allowing future expansion subject to consent
- Rural setting near Burnham-on-Sea and Berrow beach
- Approximately one acre plot with gardens and parking

BUSINESS & INCOME

- Three established holiday cottages
- Forward bookings for 2026 transferring with sale
- Proven annual turnover potential £100,000+
- Multiple income streams including solar generation

ADDITIONAL ASSETS

- Garages, workshop and storage buildings
- Solar panels generating electricity sold to the grid
- Hot water solar system reducing running costs

THE FARMHOUSE

A substantial detached farmhouse constructed in 2012, designed for modern family living while offering flexibility for future growth. The property provides four double bedrooms, two en-suites and a family bathroom. Attic trusses were incorporated at build stage to allow conversion into additional bedrooms if required, subject to planning and building regulations.

Ground floor living space is generous and adaptable, with multiple reception areas suited to both family life and entertaining. Externally, the farmhouse sits within landscaped grounds with a detached brick garage, timber workshop, car port, store room and laundry facilities.

HOLIDAY COTTAGES OVERVIEW

The holiday complex includes three well-appointed cottages, each designed to accommodate different group sizes and maximise occupancy rates:

Wildberry Cottage

Three bedroom detached cottage with kitchen/diner, living room and family shower room.

Honeysuckle Cottage

Two to three bedroom cottage with open plan living space and en-suite facilities.

Mistletoe Cottage

Three bedroom cottage with ground floor bedroom and first floor accommodation.

Together, the cottages provide flexible accommodation for families, groups and short-stay visitors to the Somerset coast.

INCOME & BUSINESS PERFORMANCE

HOLIDAY LET INCOME POTENTIAL

- Annual turnover approx. £100,000+
- Strong repeat bookings and seasonal demand
- Forward bookings in place for 2026 transferring with sale

SOLAR INCOME

- Solar panels generate electricity sold to the grid
- Estimated solar income £1,800 per year
- Reduced energy costs for farmhouse and cottages

TOTAL COMBINED POTENTIAL

- Combined gross income potential in excess of £100,000 per annum from holiday lets and renewable energy.

INVESTMENT SUMMARY & BUYER PROFILE

IDEAL FOR:

- Lifestyle buyers seeking income
- Hospitality operators
- Multi-generational living
- Investors diversifying into tourism

WHY THIS PROPERTY STANDS OUT

Unlike typical rural homes, Martins Hill Farm offers:

- Immediate income on completion
- Multiple revenue streams
- Renewable energy returns
- Established brand and bookings

LOCATION

Martins Hill Farm enjoys a peaceful rural setting on the outskirts of Burnham on Sea, within the parish of East Huntspill, offering the perfect balance between countryside living and convenient access to nearby amenities.

The property is surrounded by open Somerset farmland and big sky views, creating a sense of space and privacy that is increasingly rare. Despite its tranquil position, the bustling coastal town of Burnham on Sea is just a short drive away, providing a comprehensive range of shops, supermarkets, cafés, schools, and leisure facilities, along with its well known seafront and sandy beach.

For commuters, the location is particularly well placed. Junction 22 of the M5 is within easy reach, providing direct routes to Bristol, Exeter, and the wider motorway network. Highbridge and Burnham railway station offers mainline services to Bristol Temple Meads and beyond, making the property a viable option for those needing regional connectivity while enjoying a rural lifestyle.

The surrounding area is renowned for its network of country lanes, footpaths, and bridleways, ideal for walking, cycling, and riding. The nearby Somerset Levels provide a haven for wildlife and outdoor enthusiasts, while coastal walks along Berrow and Brean offer miles of unspoilt shoreline.

This location combines the charm of country living with accessibility, making it ideal for families, multi generational living, lifestyle buyers, or those seeking an income producing rural retreat.





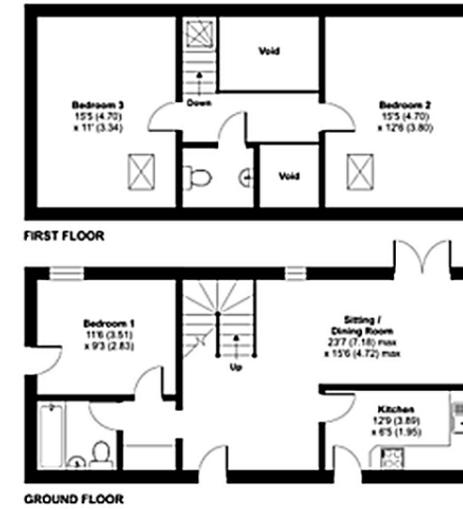
Road, Berrow, Burnham-on-Sea, TA8 2RW

Approximate Area = 1828 sq ft / 169.8 sq m
 Garage = 261 sq ft / 24.3 sq m
 Outbuilding = 549 sq ft / 51 sq m
 Total = 2638 sq ft / 245.1 sq m
 For identification only - Not to scale



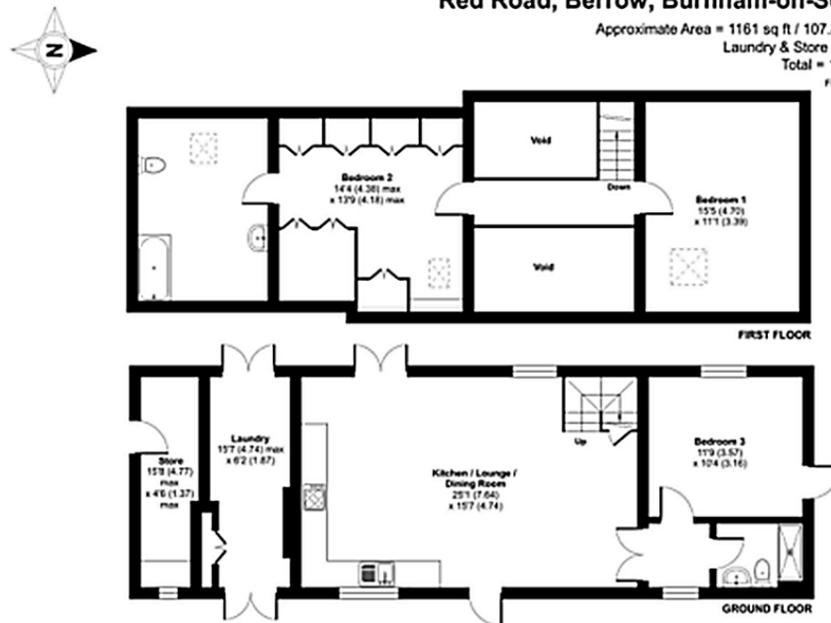
Martins Hill Farm, Red Road, Berrow, Burnham-on-Sea, TA8 2RW

Approximate Area = 1031 sq ft / 95.8 sq m (excludes voids)
 For identification only - Not to scale



Red Road, Berrow, Burnham-on-Sea, TA8 2RW

Approximate Area = 1161 sq ft / 107.8 sq m (excludes void)
 Laundry & Store = 160 sq ft / 14.8 sq m
 Total = 1321 sq ft / 122.6 sq m
 For identification only - Not to scale



Building Safety

Non Reported.

Mobile Signal

Ofcom predicts coverage, nPerf shows real-world signal.

Construction Type

Standard Construction.

Existing Planning Permission

Non reported.

Coalfield or Mining

Non Reported.

Council Tax: Band F**Council Tax:** Rate 3465.86**Parking Types:** Driveway.**Heating Sources:** Electric.**Electricity Supply:** Mains Supply.**Water Supply:** Mains Supply.**Sewerage:** Private Supply.**Broadband Connection Types:** FTTC.**Accessibility Types:** Level access.**Flooding Sources:** None.

Has the property been flooded in last 5 years? No

Flooding Sources: None.

Any flood defences at the property? No

Any risk of coastal erosion? No

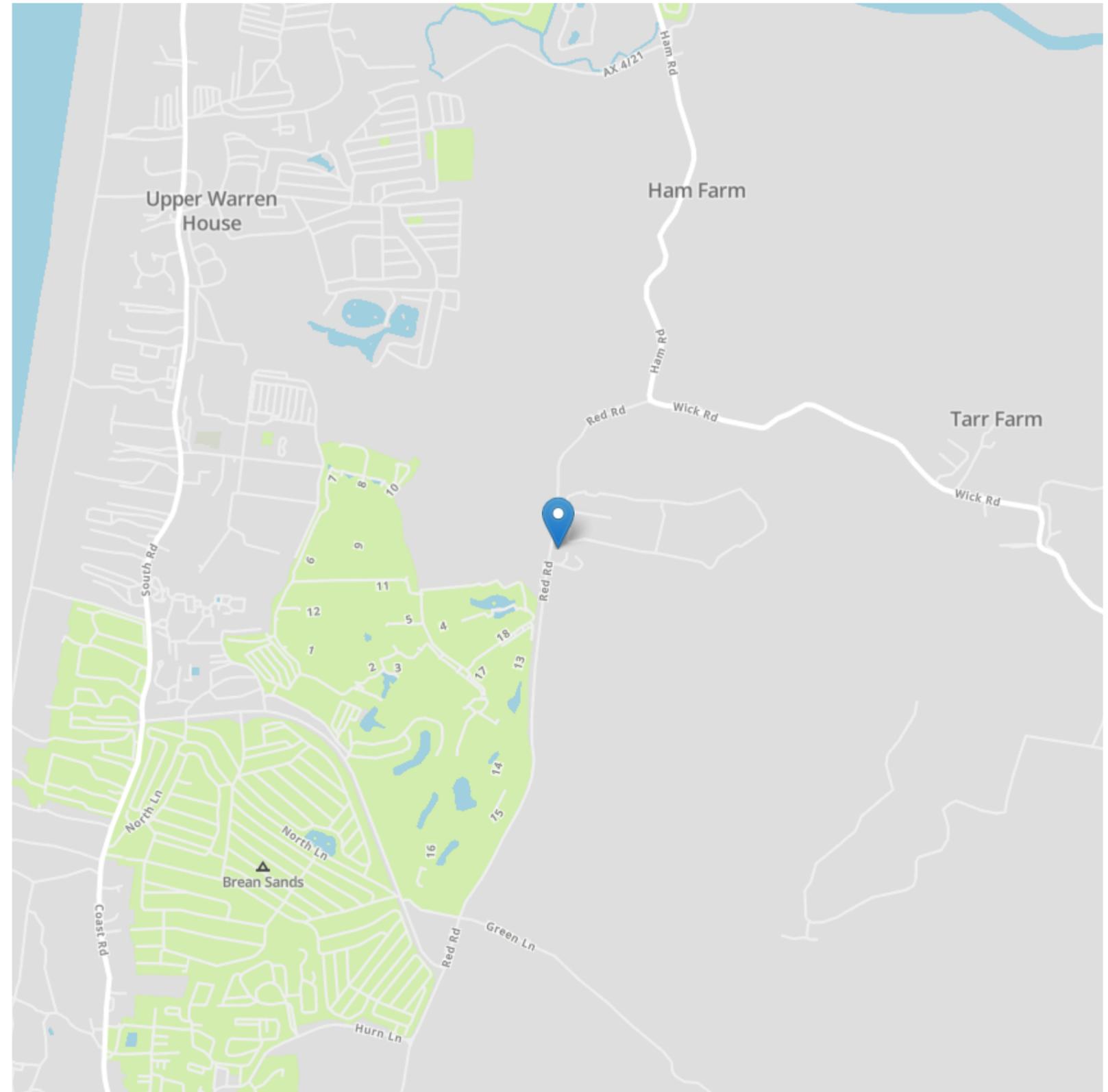
Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | 94 A | 94 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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