



ByTheByre *Holidays*

The Old Cow Byre and By The Byre Holiday Lets, Whitechapel Lane, Nr Frome £2,450,000 Freehold

COOPER
AND
TANNER



The Old Cow Byre & By The Byre Holiday Lets

Whitechapel Lane, Beckington,
Frome,
BA11 6TQ

£2,450,000 Freehold

Description

An excellent opportunity to acquire a superb family home and adjoining self-catering holiday let business. Providing four-bedroom owner's accommodation and seven holiday let units.

In total the property extends to approximately 3.72 acres or thereabouts. It benefits from both formal lawns, paddocks often used as open playing areas and its own ponds.

Situated within a popular location in the South-West, on the edge of Frome and nearby Longleat Safari Park and the World Heritage City of Bath. Nearby village of Beckington and the historical market town of Frome provide all the necessary amenities. The property is bordered by open countryside and set along a single carriage lane yet is easily accessible to the A361.

The Old Cow Byre

The Old Cow Byre is a detached four-bedroom barn conversion. The accommodation is provided over ground floor and has been completed to an excellent standard offering modern living space within all the benefits of a barn conversion characteristics.

There is a separate private parking area and garden space associated to the dwelling. Whilst immediately adjacent it allows the owners accommodation to remain private without intrusion from the letting accommodation.

Letting Accommodation

By The Byre Holidays is a selection of self-catering units split between a terrace of four two-storey holiday cottages and three purpose built holiday lodges.

The holiday cottages are well-decorated, come fully equipped with full kitchen facilities and are well fitted out. They each will sleep four adults in two rooms (double bedroom and one twin bedroom), family bathroom, kitchen, open plan living/dining area and WC.

Adjacent the cottages there is a linen store and utility for management purposes.

In addition to the cottages, there are three detached holiday lodges. They are exceptionally well-lit and benefit from striking cedar cladding and decking areas. Each unit offers master bedroom with en-suite, large twin bedroom and third twin bedroom, family bathroom and kitchen/living space. Again, the lodges are well-decorated and come fully equipped.

Underfloor heating is provided to the units.

Access to 4G WiFi is available from each of the units. Pets and smoking are currently not permitted.

There is ample parking provision and plenty of open green space and open countryside views to enjoy.

Additional business information overleaf.







The Old Cow Byre Kitchen



The Business

It is a family run business managed alongside family life. There is minimal external input save for limited contract cleaning and ad hoc requirements. There will be no staff contracts to hand over under TUPE.

The business is very well-established and has a 4.5 (out of 5) rating on Trip Advisor. Bookings are handled directly and through various platforms such as Booking.com with good visibility via Google searches and other platforms e.g. Trip Advisor, vrbo.com and social media pages.

Business assets and trading fixtures will be included within the sale together with any attributed goodwill or intellectual rights, where applicable.

The business has a typical turnover of £150,000 - £175,000 per annum. It benefits from strong occupancy rates but there remains scope to improve and further expand the business through the current letting units as well as ample open space to create camping/glamping pitches or additional lodges, subject to any necessary consents.

Additional business information and financials will be available following a successful viewing at the full discretion of the Vendor.

Further information can be found at: www.bythebyreholidays.com.



Local Council: Somerset Council

Council Tax Band: Band - G

Business Rates: Cottages 1-4: Rateable value £11,750. May need updating with the VOA.

Services: Mains water and electric. LPG gas. Private drainage to treatment plant. 4G WiFi.

Tenure: Freehold, subject to vacant possession. We understand that the dwelling and holiday units are held on separate title but these are tied by Section 106 agreement. Details on request.



Train Links

- Frome
- Westbury



Nearest Schools

- Within Berkley First School Catchment
- Frome
- Beckington

Energy Performance: Full EPCs on request. The Old Cow Byre band E. The Cottages and Lodges all band C.

Viewings: Strictly by appointment only. What3Words - ///vibrate.twitching.promoted





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