



Seven Acres, West Woodlands, Frome, BA11 5EQ

£1,050,000 Freehold

COOPER
AND
TANNER



Seven Acres

West Woodlands, Frome, BA11 5EQ

 3  2  3  7.66 acres EPC D

Description

Seven Acres is a successful rural campsite located between the town of Frome and the Longleat Estate in an area that is incredibly popular with visitors.

Seven Acres effectively combines a spacious and light family home with a business that generates a good income.

The property is approached via wooden electric gates to a tree lined driveway which then forks with the campsite to the left and the owner's house to the right, helping to keep the house separate from the business.

The House

The front door opens into a large entrance hall with stairs rising to the first floor and doors leading to the two reception rooms, kitchen and downstairs shower room. The sitting room is triple aspect room with a corner window and French doors on the southern side, really making the most of the outlook over the gardens that surround the house. A glazed double door links the sitting room with the dining room with two further doors leading back into the hallway. The kitchen offers a range of wall and base units with built in oven and separate hob with extractor over.

Beyond the kitchen is a useful and good sized utility room with a sink, plumbing for appliances and doors to the side and the garage.

On the first floor there are three large double bedrooms all accessed from the light and airy landing. The master bedroom has a range of fitted bedroom furniture and an en suite shower room. The bedrooms have been designed in the eaves of the house and two have triangular dormer style windows. The family bathroom has a free standing slipper bath, wc and wash hand basin.

Outside

The garden is level in aspect and is almost entirely lawn with several maturing trees, making it incredibly low maintenance but also acting as a blank canvas for those who are keen gardeners.

The driveway leads to the front of the house with plenty of parking for several vehicles. A single, integral garage adjoins the house with a large oak framed car port and workshop to the side giving additional under cover parking and storage.

Agents note

The occupation of the dwelling shall be limited to a person employed, or last employed in agriculture, forestry or the touring caravan site.





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Denotes restricted head height

Approximate Area = 1957 sq ft / 181.8 sq m (excludes carport)

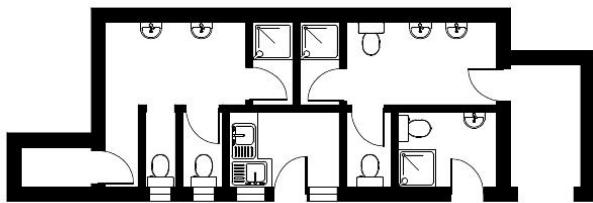
Limited Use Area(s) = 265 sq ft / 24.6 sq m

Outbuilding(s) = 609 sq ft / 56.5 sq m

Total = 2831 sq ft / 262.9 sq m

For identification only - Not to scale

CAMP SITE SHOWER / WC BLOCK



Workshop
17'9 (5.41)
x 11'11 (3.63)

Carport
35'4 (10.78)
x 17'5 (5.31)

GROUND FLOOR

Utility
8'9 (2.67)
x 8'7 (2.62)

Kitchen
18'11 (5.77)
x 11'7 (3.53)

Garage
16'7 (5.05)
x 10'10 (3.30)

Dining Room

15'5 (4.70)
x 10'6 (3.20)

Reception Room
21'8 (6.60)
x 14'8 (4.47)

Up

FIRST FLOOR

Bedroom

18'11 (5.77)
x 15'11 (4.85)

Down

Bedroom

11'7 (3.53)
x 11'5 (3.48)

Bedroom
18'8 (5.69)
x 12'7 (3.84) max



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Cooper and Tanner. REF: 1125819



The Campsite

Seven Acres has been run as a campsite since the late 1990s and has developed into a super site with a number of trees creating some lovely, sheltered pitches. The facilities have been recently updated and enhanced with the addition of a further shower block and more pitches.

Beyond the caravan field is the tent field which is accessed via a wooden bridge over the brook that runs around the site. The tent field also benefits from some children's play equipment. The tent field is a very laid-back space with no electric hook ups and no formal pitches just plenty of space enclosed by mature hedges and trees.

To the side of the house is The Orchard which is enclosed by mature fir hedges and has been setup with a couple of electric hook ups and further grass pitches.

There are well-equipped shower and toilet blocks with male and female facilities as well as unisex shower together with a separate WC and washing up facilities.

Additional business information and financial information will be available following a successful viewing.

Location

Seven Acres is located in an ideal position to attract visitors looking to explore the surrounding area with a number of notable attractions close by.

For those looking to make Seven Acres their home, Frome offers a varied range of shops, schools, and recreational opportunities to suit all.

The local road and rail network provide good connections to London, Bath, Bristol, and the south coast.

Local Information

The vibrant and artisan town of Frome has something for everyone with regular monthly artisan markets, a well-renowned annual arts festival and an excellent range of cafes, pubs and restaurants. Longleat Estate and Safari Park is a few miles up the road, as is the National Trust Estate at Stourhead. The cities of Bath, Bristol and Wells are also popular with visitors as well as the many charming villages in the area and the Mendip Hills Area of Outstanding Natural Beauty.

Local Council: Somerset Council

Business Rates:

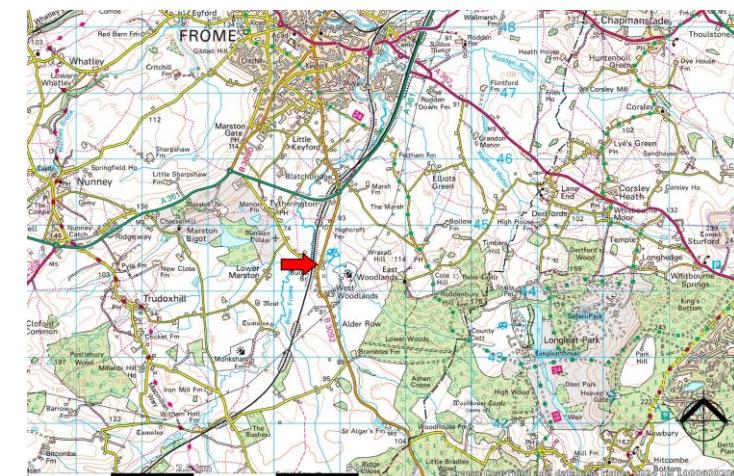
Council Tax Band: G

Heating: Oil fired central heating

Services: Mains water and electricity, private drainage system with a separate system for the house and the campsite.

Viewing: Strictly by appointment through Cooper and Tanner on 01373 455060 (option 2). The property will be found alongside the B3092 between Frome and Maiden Bradley

What3words: fools.scream.bedrooms





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