



# The Natterjack Inn

Lucrative destination freehouse with 9 letting rooms.

Evercreech Junction, Evercreech, Shepton Mallet,  
Somerset, BA4 6NA

Freehold £995,000

Ref: 41009

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# Overview & Location.

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- Exceptional destination freehouse on A371
- Located in a former railway hotel
- Well presented trade areas (71)
- 9 stylish en suite letting rooms in outbuildings
- 6 bedroom, self-contained accommodation
- Trade garden and terrace (85), private gardens, car park (35)
- Net T/O approximately £900,000 and high profits

The Natterjack Inn occupies a prominent roadside position on the A371 which connects Bath and Shepton Mallet to Castle Cary. This public house is located on the southernmost edge of the village and parish of Evercreech. It is situated next to the site of the former railway station, Evercreech Junction, on the old Somerset & Dorset Joint Railway which was closed to passengers in March 1966. Today, the residual station buildings are private homes and the former station track bed forms their gardens. The former goods yard is a small industrial park, while the station's hotel was renamed The Natterjack Inn in the 1970s.

The village of Evercreech has a population of around 2,500 residents and is located approximately 3 miles southeast of Shepton Mallet, 5 miles northeast of Castle Cary and 4 miles northwest of Bruton.





## Location.

Evercreech contains a number of fine historic properties and a market cross which dates from the 15th century. The village is close to The Bath and West Showground which hosts events throughout the year. Bath and Bristol are easily reached, both being approximately 20 miles distant. Mainline railway services are found at Castle Cary Station with regular connections to London Paddington, Bristol, Weymouth, Plymouth and Penzance. In addition, the village is not far from the Glastonbury Festival site and The Newt in Somerset; the latter is proving to be a popular attraction that has raised the profile of the area.



The Natterjack Inn occupies a notable, two storey property with a third floor loft conversion under a pitched slate roof. The premises has various stone built outbuildings, two of which are modern barn conversions and comprise the letting accommodation. The premises is briefly described as follows:

# Trade Areas.

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Front entrance into character LOUNGE BAR featuring a central, panel fronted, polished top bar servery with a light wood back bar dresser. The lounge bar is presented with a mix of wooden floorboards and quarry tile flooring, ceiling timbers, exposed stone walls, wall panelling and a large, feature fireplace with log burning stove. It is furnished with country style tables, chairs and bar stools to seat approximately 35 customers. BOTTLE STORE.

Beyond is the LOWER RESTAURANT of similar character to the lounge bar with parquet floor, wooden floorboards and exposed stone walls. This trade space can seat approximately 36 customers.

A side entrance off the TRADE TERRACE leads to an interconnecting hallway with Ladies' and Gentlemen's TOILETS offset and lounge bar beyond.

Behind the bar servery is the PREPARATION KITCHEN with a WASHUP AREA with tiled floor, hygienic wall cladding and stainless steel worktops. Beyond is the CATERING KITCHEN which is fitted with tile flooring, hygienic wall cladding, a range of stainless steel equipment, a stainless steel extraction canopy and stainless steel worktops. Refrigerated BEER STORE.





## Owner's Accommodation.

Located at first floor with internal access and private access via an external staircase to the side of the building. Comprising three DOUBLE BEDROOMS, one with a built-in wardrobe. Two DOUBLE BEDROOMS with EN SUITE SHOWER ROOMS. One DOUBLE BEDROOM currently used as an OFFICE. FAMILY BATHROOM. A DOMESTIC KITCHEN with breakfast bar, sitting room and spacious, interconnecting hallway with dining area. DRESSING ROOM/ADDITIONAL OFFICE SPACE. LOFT STORAGE which could be converted into another living space.

Agent's notes:

The owner's accommodation is laid out in a very flexible manner and could be easily reconfigured, depending upon the new owner's requirements. Subject to planning permission, this spacious accommodation could also be partially converted to add additional en suite letting rooms.





# Letting Accommodation & External.

The letting accommodation is located in TWO OUTBUILDINGS: one known as the Old Cider House and the other as The Sidings. The letting rooms are all well appointed and furnished with stylish décor, tea/coffee making facilities and flat screen televisions.

The ground floor of the Old Cider House has ROOMS 1 and 2, each being a DOUBLE BEDROOM with EN SUITE BATHROOM. ROOM 5 is a TWIN ROOM with EN SUITE WET ROOM (ACCESSIBILITY ROOM). The first floor has ROOMS 3 and 4, both TWIN BEDROOMS with EN SUITE SHOWER ROOMS. BOILER ROOM. The Old Cider House was fully refurbished in 2012/2013.

The Sidings houses ROOMS 6 and 7: two self-contained cottages, each with a DOUBLE BEDROOM, FAMILY ROOM, LOUNGE/KITCHEN/DINER and a SHOWER ROOM. Each cottage can sleep 4 guests. ROOMS 8 and 9 are DOUBLE BEDROOMS with EN SUITE SHOWER ROOMS. Large STOREROOM and BOILER ROOM. The Sidings was fully refurbished in 2015/2016.

EXTERNAL: Well maintained, lawned BEER GARDEN with bench seating for over 60 customers. SIDE TERRACE, enclosed by metal railings, with slabbed flooring and bench seating for 25. Private owner's garden, lawned with PATIO area and SUMMER HOUSE. Wraparound, landscaped GARDEN with a WOOD SHED next to the letting accommodation. LOG STORE and fenced-off area housing the LPG tank. Further outbuilding which comprises a DRY STORE with UTILITY SPACE and walk-in COLD ROOM. Tarmac and gravelled CAR PARK for 30-35 vehicles. Side CAR PARK for 6-8 vehicles (for use by staff /letting accommodation guests). BIN STORE.





# The Business.

The Natterjack Inn was a public house in need of attention and investment when the current owner purchased it in April 2007. Today, the premises is a well-regarded destination freehouse which has a warm and friendly atmosphere and high quality letting bedrooms housed within two separate stone outbuildings. The business gets a lot of repeat trade due to its quality food offering, as well as plenty of passing trade from the A371. The letting rooms are popular with visitors to the area exploring the nearby towns and cities and attractions such as The Bath & West Showground, Stourhead, Longleat Estate and The Newt in Somerset.

The business shows consistent, high levels of turnover and profitability year on year. The trade split is approximately 61.5% dry, 25% wet and 13.5% letting sales. The profit and loss accounts for the year ending 31 March 2025 show an annual net turnover of £892,477 and a gross profit of 70.74%. The net profit for 2025 (after adding back personal effects and depreciation) is approaching £200,000. The business enjoys excellent and consistent levels of trade and the 2025 year end accounts indicate the business has grown since 2024 (when an annual net turnover of £859,716 was achieved). Further accounting information may be made available to serious parties following a formal viewing.

This fantastic and lucrative opportunity is available because our client is seeking a well-deserved retirement after almost two decades at the helm. The Natterjack Inn would suit an experienced operator or couple to continue this already great business. Alternatively, it may suit a company or corporation wishing to install a manager and oversee the business from afar. If required, there is scope for a new owner to reconfigure the rooms above the public house to create additional letting rooms (subject to planning permission).

# Tenure, Services & Licence.

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Freehold – £995,000 – To include goodwill, fixtures and fittings. Stock at valuation in addition.

There is the possibility that the adjoining orchard may be available to rent from the neighbour and this area may be suitable for eco lodges (STPP). This is subject to a separate negotiation with the neighbour after purchase and the orchard is not included within the sale of The Natterjack Inn.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

## Services

Mains water and electricity are connected. Sewage treatment plant for drainage. Bulk propane tank for heating and cooking. Full CCTV and alarm system. Three phase electric.

## Licence

A full premises licence is held.

Monday to Saturday 10:00 to 23:00

Sunday 12:30 to 22:30

Local Authority – Somerset District Council

Rateable Value as at 01 April 2023 - £39,800



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Accurate measurements have not been taken.