



New Farm Restaurant

Over Stratton, South Petherton, Somerset, TA13 5LQ

Freehold £650,000

- Period Hamstone former farmhouse
- Picturesque village near wedding venues
- Country themed restaurant (60)
- Three en suite letting rooms
- Mature garden and car park (10)
- Planning has been granted for the conversion to residential

Ref: 95245

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 **Sidney
Phillips**



LOCATION

New Farm Restaurant is centrally positioned in the picturesque and sought-after Somerset village of Over Stratton. Situated in South Somerset District, the village is surrounded by farmland and orchards, as well as being positioned half a mile from the A303 London to West Country trunk road, making it an ideal pitstop for commuters to and from the South West. This charming and quaint village has a population of approximately 300 residents and there are a number of well-regarded wedding venues in the vicinity. The village boasts charming Hamstone properties and also has a community hall, a Methodist church and a public house.

Approximately 1 miles due north of the Hayes End roundabout on the A303 is the town of South Petherton. The market town of Ilminster is approximately 5.5 miles west along the Ilminster bypass, the town of Crewkerne is 4 miles south and the South Somerset regional hub of Yeovil is 10 miles east of Over Stratton. This part of Somerset is popular with walkers visiting the nearby Ham Hill Country Park and tourists visiting the National Trust sites of Barrington Court and Montecute House. The area, as well as being surrounded by a multitude of wedding venues, is also a popular halfway stopping point for tourists and commuters from the South East and London en route to Devon and Cornwall. The desirable seaside town of Lyme Regis and the Jurassic Coast are located 20 miles to the south, in the county of Dorset.

New Farm Restaurant is a two-storey, end of terrace, former farmhouse constructed of Hamstone under a pitch tile roof. The property is briefly described as follows:

TRADE AREAS

Front entrance into the GROUND FLOOR RESTAURANT with seating for approximately 20 customers. This trading space has impressive standing and ceiling timbers, exposed stone walls, tile flooring, a log burning stove and a wooden panelled, counter top servery. Adjacent is a former RECEPTION ROOM, now utilised for the making of teas and coffees.

Beyond the RESTAURANT are three unisex TOILETS with a WASH AREAS. The former CATERING KITCHEN is connected to the communal wash area and is currently used as a general and dry goods store.

The rear entrance leads to an OFFICE SPACE and a hallway, with a staircase leading upstairs to the first floor letting accommodation. The rear hallway has impressive flagstone flooring.

CATERING KITCHEN on the western wing, with an extensive range of stainless-steel equipment, a stainless steel extraction canopy and nonslip flooring. WASH UP AREA.



FIRST FLOOR RESTAURANT to seat approximately 40 customers with its own separate staircase from the ground floor restaurant. This room has an impressive vaulted ceiling with exposed stone and brick walls and wooden floorboards.

LETTING ACCOMMODATION

The letting accommodation is located on the first floor and consists of two DOUBLE BEDROOMS with EN SUITE SHOWER ROOMS and one DOUBLE BEDROOM with EN SUITE BATHROOM. All letting rooms are equipped with tea and coffee making facilities and flat screen televisions. Two LINEN CUPBOARDS.

EXTERNAL

Mature GARDEN with landscaped COURTYARD and stoned area to seat a handful of guests. Gravel CAR PARK for up to 10 vehicles; in addition, free parking is available throughout the village. Outside sheltered area utilised for storage.

THE BUSINESS

New Farm Restaurant is an award-winning business and has regularly been featured in the Taste of the West Awards for Southwest England. In the aftermath of Covid-19, our clients began operating the business for 3 days per week on Fridays, Saturdays and Sundays. Prior to COVID 19, the business was open on Tuesdays – Sundays each week.



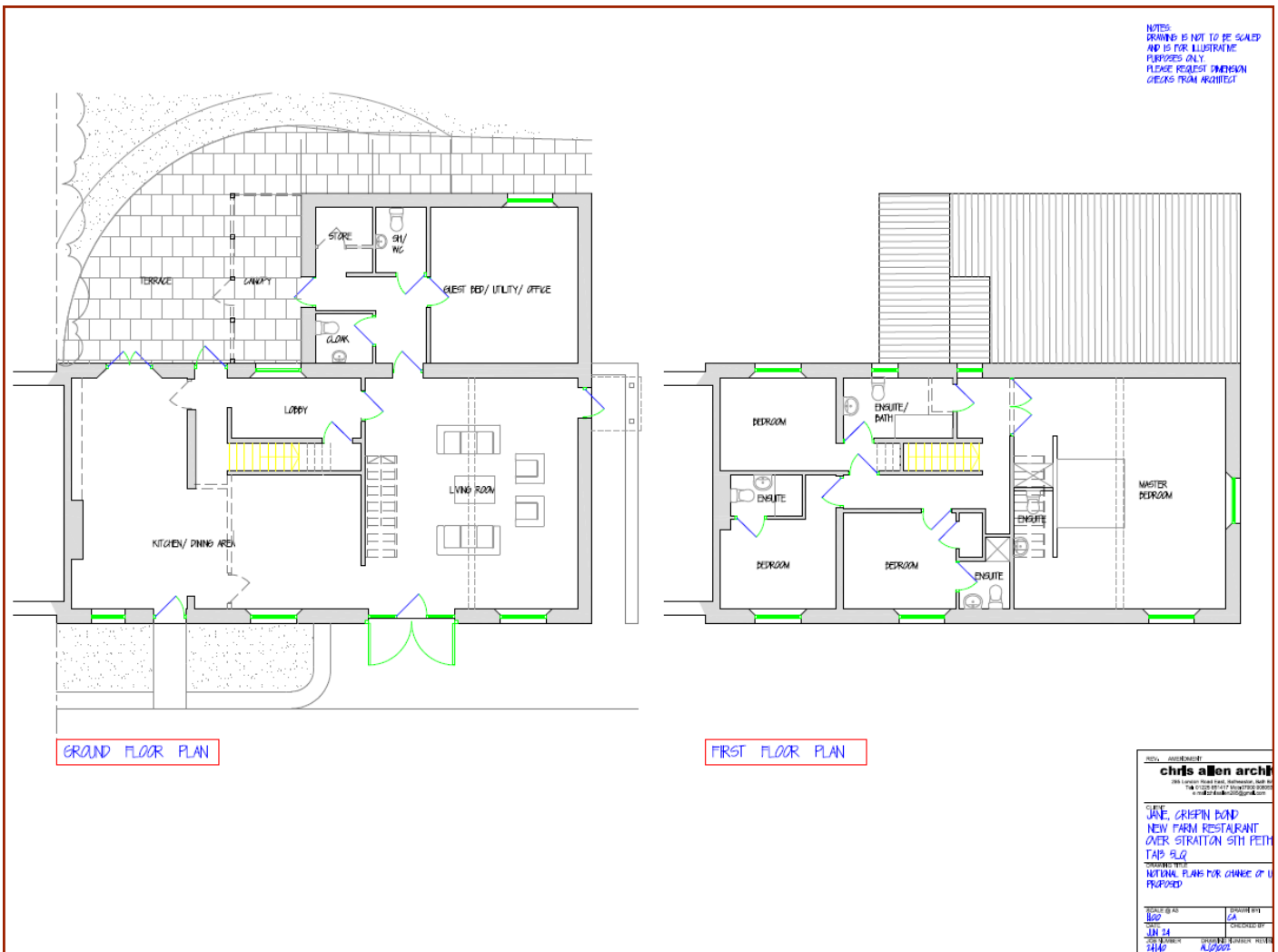
The charming letting rooms furnished with country décor make up approximately 25% of the business’s revenue, with relations of local residents staying at the premises as well as guests attending nearby weddings and tourists making their way down to Devon and Cornwall. Throughout the year, the letting rooms are utilised seven days per week and occupancy is at approximately 56%. Rooms rent out in the week from £85 - £95 and from £95 to £105 at the weekends. We understand from our clients that the annual net turnover is in the region of £150,000 and there is scope to improve this significantly by opening the restaurant for more days each week.

Further accounting information may be made available to serious parties following a formal viewing.

This former farmhouse turned award-winning restaurant has been in our clients’ ownership for the last 31 years and has been within their family for the last 6 generations. To our knowledge, this property has never been placed on the open market and therefore presents a rare opportunity. There is a vast amount of scope to expand on the current business’s trade and to create a unique country offering, opening for more hours each week. Alternatively it could suit a family home with its granted planning for change of use to residential.

PLANNING

As of November 2024, the restaurant has granted planning to convert back into residential. Proposed plans have been provided by our clients, but a new owner may want to re-configure to their own liking. Planning can be found on the Somerset Council planning portal under reference 24/01868/COU.



TENURE & PRICE

FREEHOLD £650,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



LICENCE

A full Premises Licence is held for the retail of alcohol on and off the premises.

SERVICES

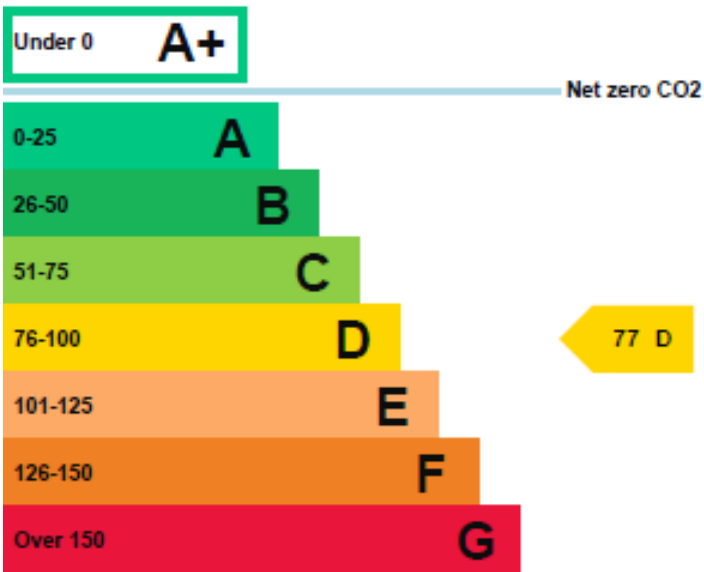
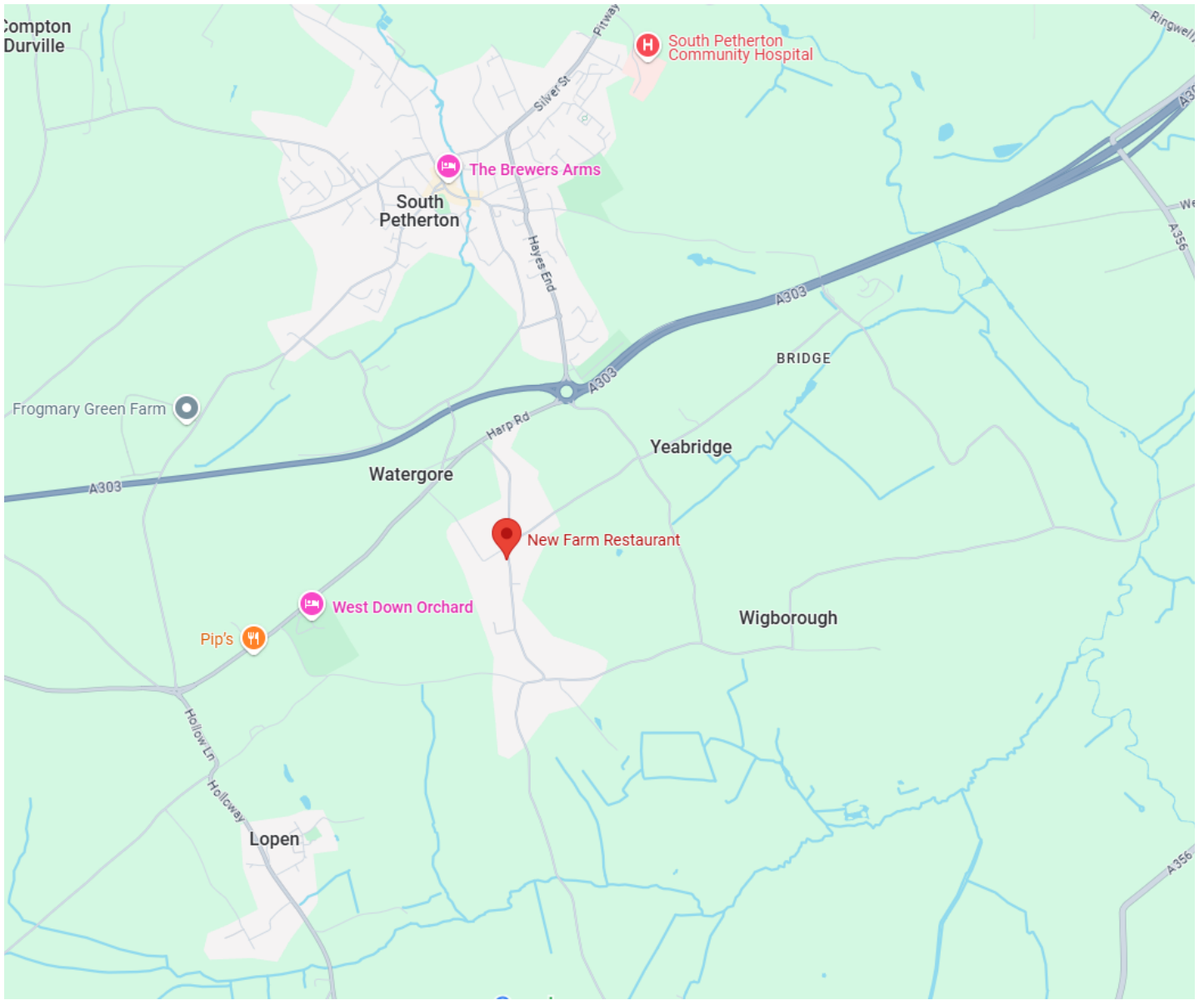
All mains services are connected.

Local Authority: Somerset Council

Rateable Value: £12,000

This property also benefits from SBR relief.





Map Data @ 2024 Google

BUSINESS MORTGAGES

01834 849795

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EPC Reference: 0753-0589-6560-6217-4799

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