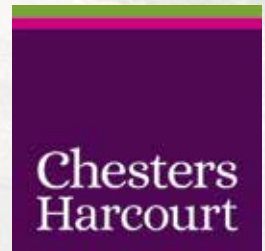




New Farm Restaurant
Over Stratton
South Petherton
TA13 5LQ

Guide Price: £750,000 no VAT
Licensed Restaurant with accommodation
EPC: C
RV: £12,000



LOCATION

The property is in the heart of this sought after Somerset village. Over Stratton is well located being just to the south of the A303 being readily accessed from the South Petherton roundabout. South Petherton is the closest town (1.5 miles). The regional centers of Yeovil (12 miles) and Taunton (19 miles) are convenient with the M5 at Taunton. Lyme Regis and the coast are 20 miles to the south and the high speed rail link at Castle Cary and Bruton some 18 miles north.

INTRODUCTION

A stunning award winning licensed restaurant with commercial kitchen and 3 letting bedrooms together with a function room operating in the heart of the community.

The property comprises a handsome Hamstone semi detached 2 storey barn conversion. Formerly part of New Farm it has been extensively developed to a high standard to provide a character property with no major expenditure required. It is now home to the New Farm Restaurant business, a proprietor run family business offering dining, outside catering and accommodation. Having been in the same family ownership for generations the property is offered for sale with vacant possession with an opportunity to continue trading in a similar vein or perhaps in a new direction.

DESCRIPTION

A floor plan is available. The property enjoys a double aspect onto the road with a central double glazed barn door leading into the restaurant. There is another door to the kitchen from the street with further side and rear restaurant doors giving access to the garden and car park respectively. The function room is double height over the restaurant and affords additional covers but ideal for alternate set ups or larger parties. To the side of the property is a car park with shared access. To the rear of the property is a small enclosed seating area and garden.

The back door provides access to the 3 letting rooms each with en suite facilities. The rooms can be entirely self contained from the restaurant facilities.

The commercial kitchen includes preparation, cooking and wash up areas. There are in addition cloakroom, storage and office facilities. The 3 letting rooms are all double bedrooms and fitted to a good standard each with en suite facilities. The property is fitted out to a high standard.



THE BUSINESS

The award winning business within the heart of the community regularly features in the Taste of the West awards. The restaurant is mainly open for 2 Lunches and 2 Evenings a week (Friday Lunch, Friday & Saturday evenings and Sunday Lunch). The letting rooms are offered on a bed and breakfast basis throughout the year. The accommodation is 5 star trip advisor reviewed - Excellent. Trading accounts are available.

The sale price agreed will include all goodwill, fixtures, fittings, equipment and furniture affording the new owners a turn key opportunity. The business is operated by a husband and wife team with part time assistance as required. <https://www.newfarmrestaurant.co.uk/>

RATES

RV £12,000. This is the rateable value for the property. It is not what you pay in business rates.

EPC

The property's current energy rating is C.

PLANNING

**Town and Country Planning Act 1990
Town and Country (General Development Procedure) Order 1995
DETERMINATION OF APPLICATION FOR PLANNING
PERMISSION (CHANGE OF USE)**

APPLICATION NO **08/02208/COU** DATE VALID **3 June 2008**
APPLICANT **J And C Bond** PARISH: **South Petherton**

DESCRIPTION: **Change of use of part of premises from residential accommodation to provide new kitchen and 3 letting bedrooms in connection with restaurant (GR 343469/115513)**

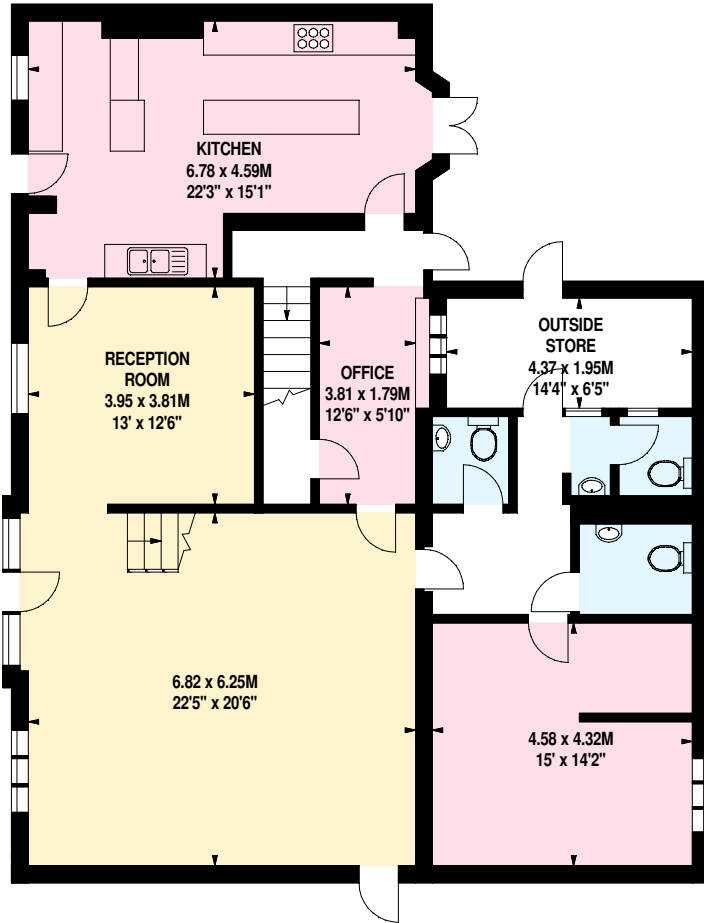
LOCATION: **New Farm Restaurant Over Stratton South Petherton Somerset TA13 5LQ**





New Farm Restaurant, Over Stratton, South Petherton, Somerset, TA13

Approximate Gross Internal Area 244 sq m / 2626 sq ft
(Excluding Outside Store)

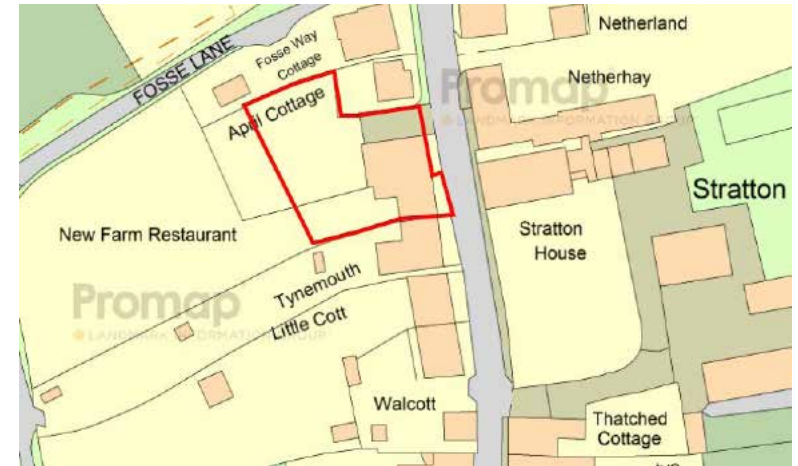


Ground Floor

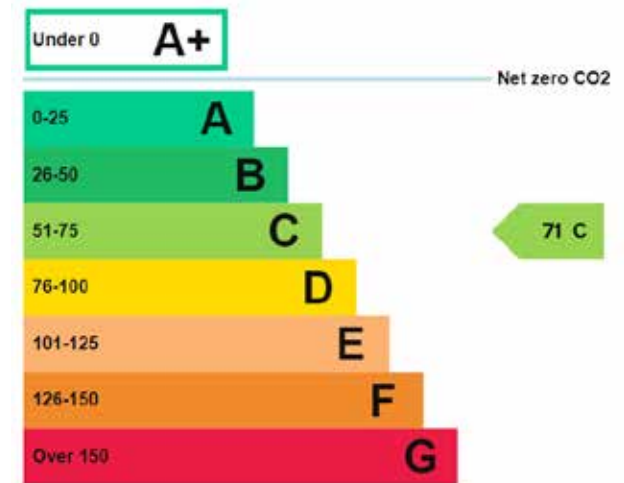


First Floor

Floor Plan produced For Chesters Harcourt - Yeovil by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable



ENERGY RATING



**Chesters
Harcourt**

chestersharcourt.com

Tel: 01935 415454

Email: info@chestersharcourt.com

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