



An enchanting westcountry gem
with huge investment potential

Parkhouse Farm
near Bath, Somerset
– £2.2 million



Discover a romantic 17th century manor house with 4 award-winning holiday cottages

A stunningly preserved historic property with an air of ancient serenity and long-preserved charm, Parkhouse Farm is the perfect setting for high end outdoors holidays or as a wonderful family home.

This 17th century gem is superbly located close to Bath and Bristol, making it an outstanding investment opportunity in an area of rapid ongoing house price growth.

2 key investment opportunities

1. Let the main house and 5 cottages as family homes = 7.6% yield for low input
2. Holiday let main house and 5 cottages = 17% yield or more for greater input

100k existing income stream

Current yield via 4 holiday cottages = 5%

Development opportunity

1 acre of land offers major development potential





Sophisticated nature-based holidays



Few large holiday homes can match the historic charm, idyllic setting and laid-back atmosphere of Parkhouse Farm. Guests feel instantly at home here, whether going on invigorating walks, unwinding in the beautifully landscaped gardens, or taking a romantic twilight stroll to enjoy the abundance of wildlife.

- *Immaculate house dating from 1641, approaching 400 years old*
- *A wealth of fascinating period detail*
- *Beautiful landscaped gardens of 2.33 acres*
- *Superb location close to Bath and Bristol*
- *10 minutes to Cotswolds, 10 minutes to Mendips*
- *Fast direct rail links to London*
- *Close to high street with lots of shops, supermarkets, restaurants*



This is an outstanding location for sophisticated nature-based holidays, with plenty of opportunity for further development.

Please note: The images on this page are for inspiration only and do not currently exist



2 options for holiday letting

1. Quick to market

– £12k investment

Convert the main house into a successful holiday home with no planning needed and a relatively small investment. Benefit from demand for period houses, Bath's position as no 1 for hen parties, and the perfect location between Cotswolds, Bath, Bristol and the Mendips.

2. Develop a high end 'natural' experience

– £25k investment

Maximise income by 20% by providing an elevated nature-based holiday home, focusing on authentic outdoor experiences. Add features such as a natural swimming pool, outdoor kitchen, outdoor cinema and a roofed gazebo to complement the delightful gardens and abundant wildlife. This is an opportunity to stand out from the competition and appeal to an affluent audience.

An attractive property investment opportunity close to Bath

Located in the heart of an area experiencing sustained, long-term house price and rent growth – a reliable investment where prices are unlikely to fall.

- Bath rents increased 41% in the past 5 years
- Bath house prices expected to increase 17% by 2027
- Most expensive UK city to rent outside London
- Chronic shortage of rental properties
- 9.9% regional population growth over last Census period (ONS)
- 4.5% annual house price growth (ONS, July 2024)
- 8.4% annual rental growth (ONS, July 2024)





Potential for film location and wedding location

With 3 film location enquiries from BBC and a shoot from RAW TV in past 2 years, interest from a location scout who works for Warner Bro & Taylor Swift's management, the site ticks all the boxes: near Bristol, period character, large rooms for crew and actors, industrial 3 phase electricity, and lots of parking. The same strengths make the property a great wedding location too.

Potential annual income

Best investment option: as holiday let

- Convert main house into stunning larger group holiday home with no planning change needed – initial cost £12k; estimated initial income £270k per year rising to £300k with further investment – yield of 18% or more
- 4 award winning cottages running since 2020 – steady income of £100-120k per year
- Planning in place for a 5th cottage – further income of £25-30k
- Total estimated income is between £324,221 and £413,065 per year – yield 14.7% to 19%

Requiring less management: rental home / offices

- Main building: £72k-84k per year
- 4 cottages: £48-72k per year
- Total: £120-156k per year (source Rightmove) – yield 5.5%-7.1%
- The 5th cottage could be developed generating further £9-12k
- Total income £129-168k per year – yield 7.6%

Further analysis available

We have carried out detailed income analysis, competitor analysis and SWOT analysis, and drawn up a project outline for preparing the main house for holiday lets. These are available on request.

Optional fast start for holiday lettings

The owner, Marjon, offers to act as operations manager to set up the holiday let business for the main house. Further support is available:

- *Building team – a team of experts who know Parkhouse Farm*
- *24/7 back up from current head of cleaning – for minor repairs and guest requests*
- *Cleaning team – current excellent team of cleaners are very willing to stay on and take on the main house as well*





Find out more

Contact details

Marjon Smeets (owner) 0031-657660973

More information about the holiday cottages. Includes pictures and reviews

www.airbnb.co.uk/h/cottagebellflower

www.airbnb.co.uk/h/cottagelilyofthevalley

www.airbnb.co.uk/h/parkhousefarmpoppy

www.airbnb.co.uk/h/cottagebluebel

