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Home Farm  
Winscombe BS25

 Peter Greateorex





An historic family home with an established and profitable holiday let business.

Price Guide  
£1,500,000



## Overview

This is a unique opportunity to acquire a historic family home with an established and profitable holiday let business. With further potential for development and expansion, Home Farm offers an exceptional lifestyle investment in a picturesque rural setting.

- Grade II listed historic home
- Four spacious bedrooms, including a master suite
- Dining room with a fireplace from Wells Cathedral
- Central kitchen island - a sociable heart of the home
- Five holiday let cottages, each with private gardens
- Approx. £60,000 - £80,000 gross annual income
- Barn with lapsed permission for two additional cottages
- Two double garages with electric roller doors
- Over 2 acres of land with countryside views and walks
- Ample parking, including an overflow car park for guests











## Holiday Let Business and Income Potential

Home Farm currently features five charming holiday let cottages, each with private gardens, providing a lucrative income stream.

The current owners generate a gross income of approximately £60,000 - £80,000 per annum from just three of the cottages, operating for only eight months of the year. There is significant potential to increase revenue by letting the remaining two cottages and extending the letting period to operate year-round. The current owners choose to close for four months annually due to the demands of their additional business during peak seasons.

This presents an exciting opportunity for investors or those seeking a lifestyle change, with the potential to maximize returns while enjoying the idyllic countryside setting.

A large barn on-site previously held planning permission (now lapsed) to convert into two additional holiday cottages, offering further development potential. There is also a commercial laundry room for business use and a separate laundry room for guest convenience.



## Location

This exceptional property is set on just over two acres and enjoys breathtaking countryside views, with direct access to Crook Peak - the highest point in the Mendips, offering stunning 360-degree views across Somerset. Ideal for nature lovers, with access to the Strawberry Line, providing endless opportunities for scenic walks and outdoor pursuits.

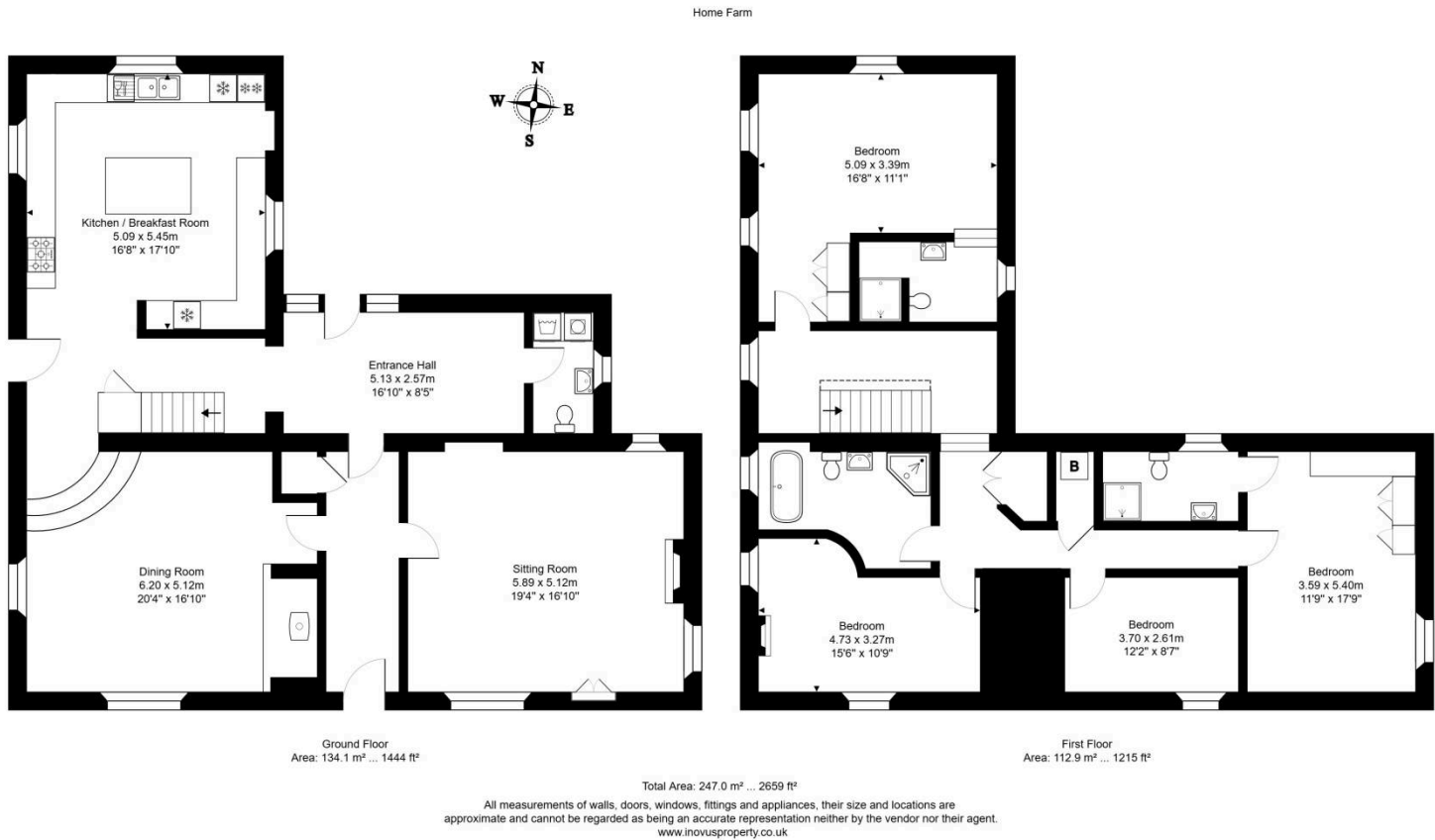
The property offers ample parking for the main house, including a convenient overflow car park serving the holiday let cottages. Additionally, two double garages with electric roller doors provide secure storage and added convenience. This unique setting combines rural tranquillity with practical amenities, making it an ideal home for those seeking space, views, and outdoor adventure.

### KEY FACTS

- council: North Somerset Band G for main house
- no council tax for the holidays cottage
- mains water, electricity and LPG central heating
- gas central heating to house and electric for cottages
- drainage by sewage treatment plants
- the main residence and Bake House are Grade II listed
- £600 approx a year for business rates
- broadband - Gigaclear
- further info re holiday cottages available upon request



Floorplan



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Peter Greateorex Unique Homes have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		





For more information please  
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