

Haselbury Mill

 Haselbury Plucknett, Crewkerne,
TA18 7NY

3440622



Description

Haselbury Mill is a unique property and business nestled in the Somerset countryside with a meandering river, tranquil lake and circa 13.25 acres of glorious grounds. With three Grade II listed buildings and a magnificent Tithe Barn, the property is steeped in charm and history.

The property has undergone extensive renovation and improvements works under our client's ownership, and consequently Haselbury Mill is presented in excellent order throughout. The business at Haselbury Mill is multifaceted, catering for weddings, events and meetings as well as hotel guests and day visitors attracted by the dining options on site.

Weddings, events and conferences are a big part of Haselbury Mill with the business undertaking around 80 weddings per year. The jewel in the crown of Haselbury Mill is the strikingly handsome hamstone Tithe Barn that was built by our client just over 15 years ago. The Tithe Barn provides a fully licenced independent space for up to 250 guests with a full range of facilities, including a commercial kitchen which operates separately from the rest of the food and beverage spaces on site. Outside of the barn is a stunning pavilion called the Belvedere, which is fully licenced to allow for outdoor ceremonies. Haselbury Mill also offers two more intimate options for weddings, The Lakeside restaurant and The Appleloft, which can host parties up to 40 and 70 respectively. In addition to weddings, the business also hosts meetings and conferences; all of the above spaces can be booked for these events, as well as the smaller Granary room which can hold up to 18 people.

Haselbury Mill offers a range of accommodation options to guests, with a total of 21 ensuite hotel bedrooms available across the Georgian Mill House, the recently constructed Coach House and The Mill. The hotel attracts a range of guests including wedding parties, leisure travellers and business travellers.



Description

There are also eight caravan hook ups and a small camping area, although these facilities are only offered to wedding guests and are not openly advertised.

The Lakeside Restaurant is extremely popular with visitors and is open seven days a week for breakfast, lunch, afternoon tea and dinner. The restaurant also offers outdoor dining in the adjacent garden which features six heated outdoor dining huts. Sunday Carvery is extremely popular at Haselbury Mill; indeed so popular that our clients serve it in the Tithe Barn to accommodate demand.

Adjacent to the restaurant is Windy Miller's Pub, which opens on Friday and Saturday evenings and regularly hosts fun theme nights. The pub serves a range of 'great pub grub', as well as freshly cooked stone baked pizza from the Windy Miller's Pizza Wagon stationed just outside.

Our clients have owned and run the business since 1998 and have put their own unique touch on every part of the business, unfortunately our clients are now forced to sell due to ill health. Although our clients have created a successful business, they would be the first to admit that the business has to an extent been a lifestyle and passion project, and they certainly haven't maximised certain elements of the business that a new owner almost certainly could and would. For example, the wedding business has significant scope to grow and has capacity to host far more weddings than it currently does. Our clients also recently constructed a brand new large detached building to be used as a 'Rural Life and Vintage Vehicle Museum'; subject to any change of use consents required, it is thought that this space could make a fantastic additional large events space with a possible capacity of circa 200 people. These are just two examples of the many upside opportunities that exist for a new owner of Haselbury Mill.





Key investment highlights

- Turnover circa £1.95m
- Established wedding business
- Tithe barn events space with a capacity of up to 250 seated
- Multiple additional events and meeting rooms
- Stunning riverside location
- Well regarded restaurant & bar
- Large 13.25 acre site
- Popular destination venue
- 21 en suite hotel bedrooms
- 8 caravan hookups and camping area
- Significant upside opportunities for a new owner

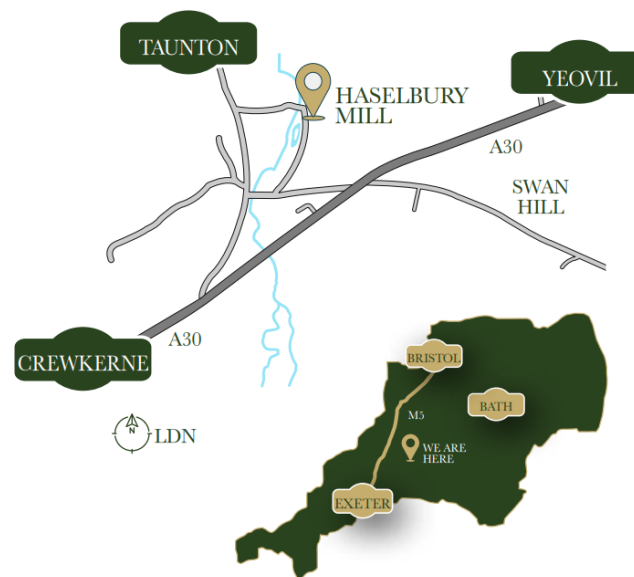
History

The original buildings date back many centuries and are of great local interest, with a history stretching back to the times of William the Conqueror, and are reportedly mentioned in the Domesday Book. The property was formerly a water powered mill, and thankfully many of the mill's original features have survived until today. The mill was still occasionally operational using electric powered machinery until the mid 1980s. The site was acquired by our clients in 1998, and they have spent many years sympathetically restoring and converting the existing buildings on site to create the Haselbury Mill location and enterprise that exists today.

Location

Haselbury Mill is situated in a stunning part of the Somerset countryside, just on the edge of the chocolate box village of Haselbury Plucknett. The area is known for its stunning properties, which are largely constructed out of the gorgeous honey coloured stone quarried locally at Ham Hill. The stone was once described as "the loveliest building material in England". Haselbury Mill is easily accessible from the A303 dual carriageway making it an excellent central location to explore all that the area has to offer including multiple National Trust Houses, The Jurassic Coast, Cheddar Gorge, Wookey Hole, Fleet Air Arm Museum and Haynes International Motor Museum, to name but a few.

The small town of Crewkerne is just 1.5 miles away by road and has mainline rail links to London Waterloo. The larger town of Yeovil is just over 8 miles away.



The Property Overview

The Mill

A stunning original Grade II listed detached building containing Windy Miller's Pub and the Apple Loft.

Full of character and a cosy atmosphere, the Windy Miller's Pub is nestled in the depths of the old mill. The medieval bar dates back to the 17th century and has seating for 25 covers. Hidden upstairs at the Windy Miller's pub is the lovely Apple Loft. The Apple Loft is available to book for events and function of up to 70 guests.

The Granary – incorporating the Lakeside Bar, Granary Room on the first floor and 2 hotel rooms

Overlooking a scenic lake and grassy outdoor area, the Grade II listed building incorporates the Lakeside Bar and Restaurant which has seating for up to 60 covers. On the first floor is the smaller of the meeting rooms, known as the Granary, with space for up to 15. The Granary building also contains two ensuite letting bedrooms and a commercial kitchen. Outside, to the front of the Granary building is a spacious beer garden with six huts for outdoor dining or drinks, plus further outdoor table space.

Georgian Mill House

An elegant original detached Georgian Mill House containing 14 ensuite bedrooms.

Windy Miller's Woodfired Pizza Oven

Situated in an old showman's carriage adjacent to Windy Miller's pub.



The Property Overview

The Coach House

A detached Hamstone building, constructed in 2009, containing 5 ensuite letting bedrooms.

Tithe Barn

A strikingly beautiful detached Hamstone Tithe Barn, constructed in 2008, which can accommodate seated parties of up to 250. The Tithe barn also includes its own bar, commercial kitchen and WC facilities.

The Museum

Recently constructed, in 2023, as a 'Rural Life and Vintage Vehicle Museum', the building comprises a large open plan space with W.Cs and a proposed cafe facility. Subject to any change of use consents required, it is thought that this building could make a fantastic additional large events space with a possible capacity, subject to regulatory compliance, of circa 200 people. Please note that some finishing works are required, such as connecting up the drainage, before this can be signed off for planning and building regulations. Planning permission has been granted to build a large outside decked area, at the end of the museum, for use by visitors.

Outdoor Facilities

The site extends to approximately 13.25 acres, with a significant portion of the land laying undeveloped as gardens and paddocks.

At the far end of the site is an area with eight caravan hook ups and a small camping area for use by weddings guests. The site also has plentiful parking to accommodate hotel, restaurant and wedding guests.





Trading Performance

Haselbury Mill					
Year ending 30 April	2023	2022	2021	2020	2019
Total Revenue	£1,968,977	£1,961,530	£788,282	£1,504,571	£1,715,354

Further accounting information is available on request.

General Information

Hotel Room Occupancy and Revenue Rates

This information can be provided on request.

Tenure

The property is held freehold.

Staff

The business includes a full complement of staff, overseen by an owner operator. Staff will transfer with the sale under TUPE.

Fixtures and fittings

Trade fixtures and fittings are included in the sale. Please note that a number of items personal to our clients are excluded from the sale, these can be highlighted during a viewing and an inventory will be prepared for a sale.

Business rates

Rateable value £110,000

Video tours

Wedding showcase video:
<https://player.vimeo.com/video/499999534>



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