



Vobster Inn & Glamping On the Hill

Lower Vobster, Radstock, Somerset, BA3 5RJ

Guide Price: £845,000 | Christie reference no: 3440663



THE OPPORTUNITY

A unique lifestyle business with three bed owners' accommodation is perfect for a potential purchaser to create a fantastic home and business within the pretty location of Vobster. The business has the genuine scope to expand the bed and breakfast element, or to reopen the pub and serve food and beverage again, or to expand the glamping business by installing further units, farm/coffee shop (subject to planning permission).

The owners are currently obtaining planning permission to create two further bed and breakfast bedrooms within the old dining room on the ground floor in the pub, and two new Yurt pitches.

This perfect lifestyle business has come to market as the current owners wish to relocate.

Finances available upon request

INVESTMENT HIGHLIGHTS

- Nr Frome, Somerset
- Former Inn
- 4 Bed and breakfast letting rooms
- 2 Glamping yurts, 2 shepherds huts, 1 bunkhouse
- Circa. 3.7 acres
- Spacious 3 Bed owners accommodation
- EPC D
- Single Garage/Workshop/Equipment and Log Store



LOCATION



Lower Vobster, Radstock, Somerset, BA3 5RJ

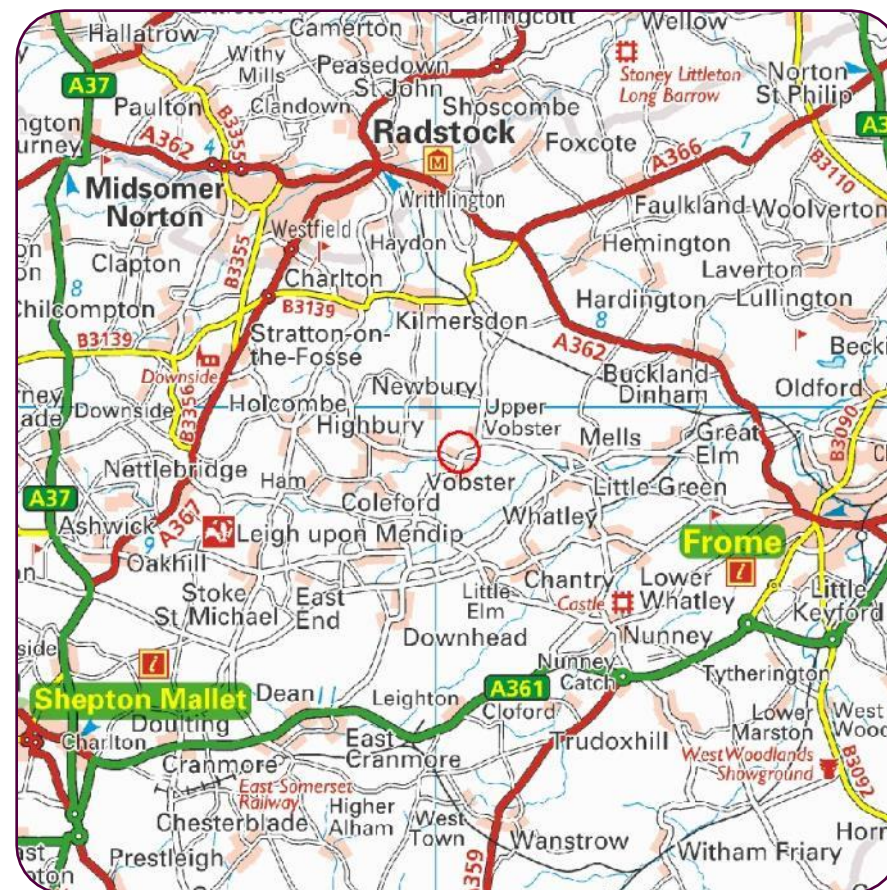
The Vobster Inn is situated in the pretty little hamlet of Lower Vobster. Taking advantage of its position in the heart of the Somerset countryside, adjacent to Mells Park and Mells Estate, approximately 5 miles from the market town of Frome and 4 miles from Radstock & Midsomer Norton.

The Vobster Inn is 1 ½ miles from the A361 with road links across the country, with easy access to the M5.

Nearby attractions:

- Vobster Quay Dive Centre (0.6 miles)
- Glastonbury (18.4 miles)
- Bruton (13 miles)
- Bath (12.7 miles)
- Longleat House and Safari Park (13.1 miles)
- Babington House (1.6 miles)

As well as a handful of National Trust properties & market towns all within 12 miles.



DESCRIPTION

The Vobster Inn and Glamping on the Hill is a unique and fantastic opportunity for a potential purchaser to acquire a home and business in a beautiful quaint rural, yet not isolated, location.. The property consists of a former pub with various ground floor rooms, including the pub bar, a commercial kitchen, cellar and dining room. On the first floor there are four bed and breakfast letting rooms and a three-bedroom owners' accommodation with private entrance. Within the 3.7 acres there are two Mongolian glamping yurts, two shepherds' huts and a bunkhouse, created from a mobile home. The property can accommodate up to 34 residents.





THE VOBSTER INN

This former pub, bought by the current owners in 2005, has since closed as a public 9 years ago (2016), the focus being driven on the accommodation part of the business.

Servicing the four rooms and five glamping units is an extensive car park to satisfy holiday makers and more. The pub consists of a fully stocked bar, commercial stainless-steel kitchen, cellar and dining room. The owners use the Inn for bed and breakfast guests and offer the pub and meals to the Inns residents and glamping guests upon request.

Above the pub, with its own private entrance, is the three-bed owner's apartment and through a separate entrance the bed and breakfast letting rooms.

The letting rooms consist of:

- 1 x king-size bedroom with shower
- 1 x king-size/twin bedroom with bath/shower
- 1 x large king-size suite with living area and bath/shower
- 1 x twin bedroom with shower

THE VOBSTER INN

Room	Sleeps	Ensuite	Larger Suite
1	6	✓	✓
2	2	✓	✓
3	2	✓	✓
4	2	✓	✓

The room charges are currently from £78 to £155 per night inclusive of continental breakfast.

The owners currently run the bed and breakfast business all year round, closed for owner’s holidays when the entire site closes.

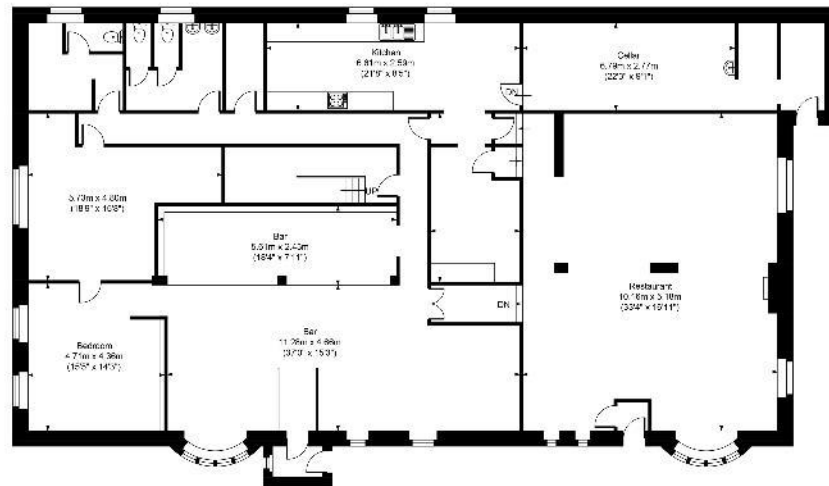




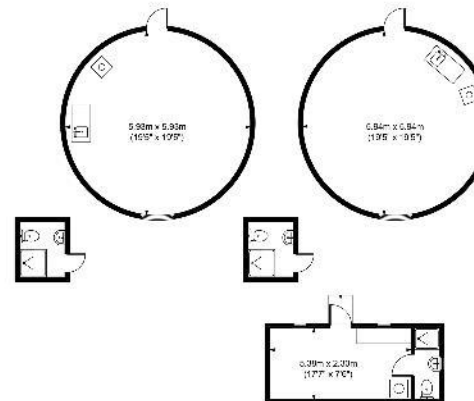
The Vobster Inn, Nr Radstock, Somerset, BA3 5RJ
 Main Hotel Approx. Gross Internal Area:- 566.72 sq.m. 6100 sq.ft.
 Outbuilding Approx. Gross Internal Area:- 139.85 sq.m. 1505 sq.ft.
 Total Approx. Gross Area:- 706.57 sq.m. 7605 sq.ft.



First Floor



Ground Floor



Outbuildings

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height
www.dmi photography.co.uk



GLAMPING ON THE HILL

The glamping element of the business consists of two Mongolian yurts, two shepherds' huts and a converted mobile home (the bunkhouse).

All glamping units are generously spaced allowing guests privacy and making the most of the stretching views of the Mells Valley.

The two Mongolian yurts are positioned at the top of the hill allowing for the best view, they both benefit from log burners and private shower and toilet facilities. The yurts were opened in 2016.

The bunkhouse is the most recent addition, created from a converted mobile home and opened in Spring 2023. The bunkhouse benefits from decking, a wood burning hot tub, a double bedroom, twin bedroom, shower room and BBQ, kitchenette.

The two shepherds' huts were opened in 2018. They benefit of a double bed, kitchen facilities, an ensuite shower and BBQ. Pippin includes a woodburning hot tub and cottage garden.

GLAMPING ON THE HILL

The owners run the glamping business throughout the year and are only closed on the owner’s holidays when the entire site closes.

Prices range from £90 - £175 per night room only. Minimum night stays are employed at weekends and at certain times of year.



Name	Type	Facilities		Sleeps
Buttercup	Mongolian yurt	Fire pit and wood burner	Private shower and toilet facilities	6
Daisy	Mongolian yurt	Fire pit and wood burner	Private shower and toilet facilities	6
The Bunkhouse	Converted Caravan	Fire pit and hot tub	Shower room	6
Shawn	Shepherd's hut	BBQ and wood burner	En-suite shower room	2
Pippin	Shepherd's hut	Hot tub and wood burner	En-suite shower room	2



OWNERS ACCOMMODATION

Nestled above a characterful pub, this well-maintained and spacious owner's accommodation offers privacy, comfort, and convenience. With its own private entrance, this inviting apartment welcomes you into an L-shaped hallway, providing easy access to all rooms. Family shower room, the well-equipped kitchen diner, three double rooms, a bright and spacious living room. The apartment is of good condition and ready for a new owner to move into.



GUIDE PRICE

The guide price of this business opportunity is offers in the region of £845,000

EPC

The EPC rating is D. A copy of the EPC is available upon request.

TRADING FIGURES

Available upon request

TENURE

Freehold

SALE STRUCTURE

The business and property is offered as a going concern (asset sale).

TERMS OF SALE

Asset sale



VIEWING

No direct approach may be made to the business and we would encourage all interested parties to visit discreetly before arranging a formal viewing. For an appointment to view, or for further information, please contact:



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