



RIVERSIDE COTTAGE HOLIDAYS

Oldford Farm, Frome, Somerset BA11 2NF

Freehold £2,500,000 | Ref: 3440676

KEY HIGHLIGHTS



Frome, Somerset



Lifestyle holiday let business



7 holiday let cottages



15 acres



Ancillary barn



Beautiful setting



7-bed 17th century farmhouse



River frontage



Freehold. EPC: B



LOCATION



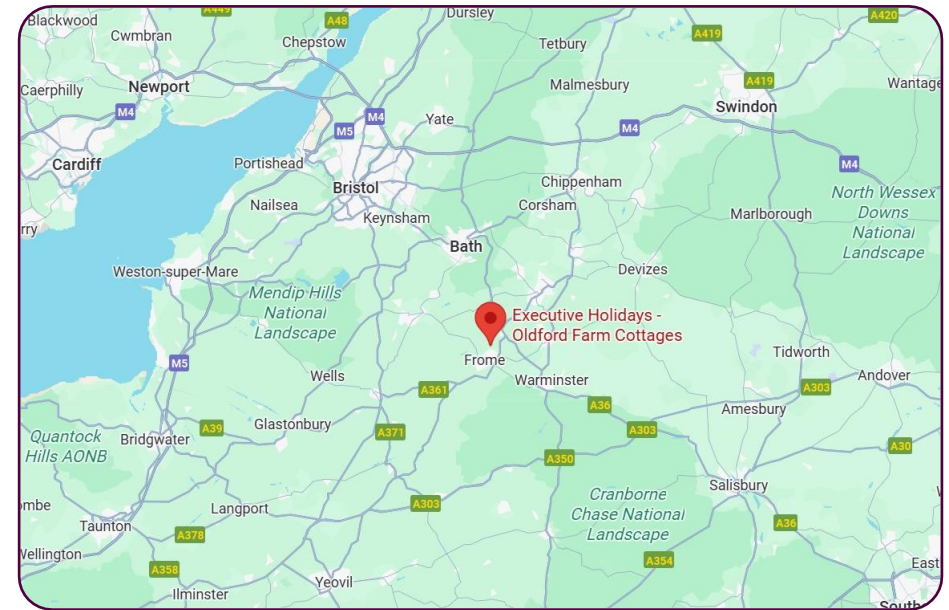
Frome, Somerset BA11 2NF

Riverside Cottage Holidays is located within the small village of Oldford, set within the countryside of Somerset. The village is situated on the outskirts of Frome (1.7 miles) and surrounded by beautiful countryside.

The village of Oldford has a rich history dating back to the 11th century. There are a number of small businesses including pubs, restaurants and farm shops. Frome is a busier town with over 30,000 residents and further attractions. Frome is a historic market town and features the highest number of listed buildings in Somerset. The town offers a range of shopping facilities, a leisure centre, theatres and cinemas, cafes, pubs, restaurants, schools and a hospital.

The farmhouse and cottages are within a plot of approximately 5.5 acres. There is a private driveway to the barn and additional paddocks within a plot of approximately 9.5 acres.

*A public footpath crosses the property, shown on the map to the right in blue.



DESCRIPTION

Riverside Cottage Holidays in Oldford is a luxury holiday cottage business currently run by the owners, Stephen and Maria. They have adapted the main 17th century farmhouse as their primary residence, previously operated as a holiday let sleeping 22. Stephen and Maria run the business as a lifestyle, taking care of the day-to-day running including taking bookings, welcoming guests and general daily management. They have adapted the business to suit their current lifestyle and requirements; however, the business can also be driven further to maximise its potential.

The cottages have been crafted from the original stone farm buildings and all benefit from parking and gardens. They are positioned in a courtyard near the farmhouse making the most of the tranquil Somerset countryside yet still close to the amenities of Oldford.

The estate is reached from a small road off the B3090. It benefits from front access gates, and the properties and gardens are enclosed by an original stone wall. The main house and gardens are set within circa 5.5 acres. There is an additional circa 9.6 acres of paddocks reached by a private track as well as via the main estate. The River Frome runs alongside the boundaries at the bottom of the plot with full fishing rights, as well as a historic Roman causeway.





INTERNAL DETAILS

Main farmhouse:

- 7 bedrooms
- 5 bathrooms
- 3 floors
- Detached
- Original character features
- Grade II listed
- Beautifully presented
- Previously used as a holiday let

Self-contained holiday cottages:

- 7 cottages
- Plenty of parking
- Sleeps 41
- Walled gardens
- 5 of the cottages have their own private garden

Situated over three floors, this beautiful and spacious farmhouse hosts an abundance of period character features including stone mullion windows, inglenook fireplaces with original bread oven, and impressive flagstone floors. The owners have renovated and restored many rooms including the reception rooms and kitchen and have started renovating the bathrooms.

Works done during their ownership from 2021 consist of:

1. New log burners and flues
2. Exterior repointing using required lime mortar
3. Renovation of kitchen, complete remodel and under floor insulation (this is the only suspended floor in the property)
4. Rebuilding of the historic porch
5. New oil tank
6. New boiler

The owners have continued to maintain and upgrade the holiday cottages. Works they have completed since ownership from 2021 consist of:

1. Replacing all central heating boilers (ongoing programme, halfway through)
2. Two new 2,500 L oil tanks giving 5,000 capacity in total
3. Replaced all appliances throughout (microwaves, hobs, ovens, washing machines, dishwashers, refrigerators etc)
4. Some replacement timber window and door frames
5. Some new floorcoverings - part of ongoing improvements (wear and tear)

The farmhouse was restored including stripping off the roof and replacing in accordance with Grade II requirements circa 1995-6. The cottages were converted from the old farm buildings at the same time. Planning consent is available to view.

Name	Beds	Sleeps
The Stable	1	2
The Parlour	3	6
The Dairy	3	6
The Barn	4	12*
The Manger	3	6
The Hayloft	2	5**
The Farrier	2	4
Total	18	41

*Each bedroom in The Barn features a king/double and a single bed

**The Hayloft has a double and a single bed in the front bedroom





THE OPPORTUNITY

Riverside Cottages Holidays is currently a family-run lifestyle business. The owners have renovated and adapted the main farmhouse as their own residential dwelling. They currently run the holiday lets to suit their own needs and lifestyle. Holiday makers visit the site from across the world including returning guests from China and Sweden. A new owner could start operating from day one as the business is being sold as a transfer of going concern.

The previous owners ran the cottages and main farmhouse as a sole holiday letting business. Someone could explore this option, again subject to the relevant planning consents and classifications.

There is no longer a 28-day restriction on the holiday lets, and guests are allowed to stay indefinitely as long as it is not their primary residence. Since this alteration, Riverside Cottages has had a vast array of guests, from short stay holiday makers to longer stay guests.







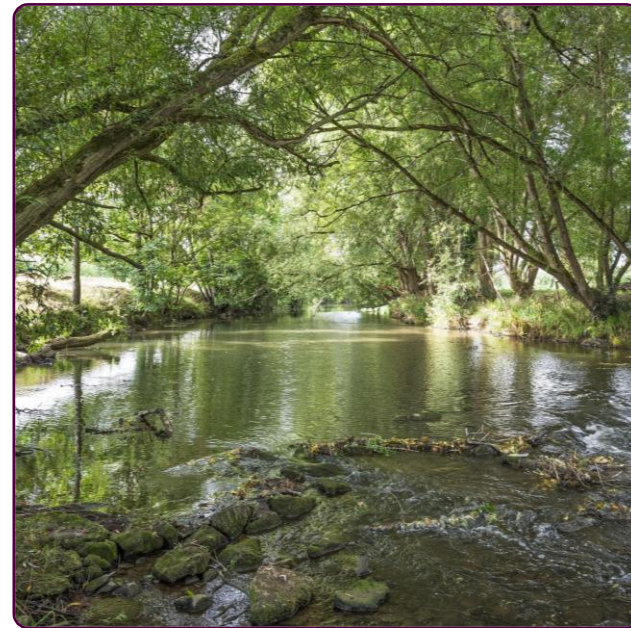
EXTERNAL DETAILS

Externally, the property sits within circa 15 acres and is a mixture of formal gardens, orchard and grassland/paddocks. The land rolls down to the River Frome and is a tranquil place.

The holiday cottages are in an L-shaped block around a courtyard having once been a coach house and stabling. There is ample parking for a number of vehicles over a tarmac area which is behind the cottages.

In addition, and secluded but accessible, is a steel-framed agricultural barn which is currently used as a workshop and storage. This building is of great proportions and offers its own separate access from the lane along with land and gardens should one wish to separate. This barn could offer a fantastic redevelopment opportunity as multiple or single units and offers a wide range of other uses, all subject to the relevant consents.











GUIDE PRICE

The guide price of this business opportunity is offers in the region of £2,500,000.

EPC

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

TRADING FIGURES

Available upon request.

TENURE

Freehold.

SALE STRUCTURE

The business and property is being offered on an asset sale basis with ToGC.



CONTACTS

No direct approach may be made to the business.
For an appointment to view, or for further information,
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