



Guide price £1,500,000
Iwood Lane, Iwood, Bristol, BS40 5AQ

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
Tel: 0117 370 0557
Email: clifton@elephantlovesbristol.co.uk
Web: www.elephantlovesbristol.co.uk

Iwood Lane

Iwood, Bristol, BS40 5AQ

Commercial opportunity

An up and running eco tourism business with four luxury glamping cabins and 8.7 acres of land, offering plenty of potential for future expansion. Also on site is an impressive three bedroom barn conversion, which could either be used as a family home, or an additional holiday let. This property offers an outstanding lifestyle and investment opportunity.

Located in the Hamlet of Iwood between the villages of Wrington and Congresbury just off the A370, the property is positioned in a quiet and peaceful location away from main roads, with a section of the Congresbury Yeo river running through the site.

The current eco-tourism business is comprised of four luxury eco cabins. Each cabin includes a double bedroom, en suite bathroom, open plan kitchen/dining/living area, and private balcony. Constructed with high-quality metals and sustainability in mind, including Rational windows and Steico insulation, these cabins provide exceptional comfort throughout the year. An established and successful holiday rental business is already in operation, last year generating c £46k in gross profit, with scope for further development.

The main barn was built on the site of a former cow shed, and has been finished to an excellent standard. The entrance hall doubles up as a utility room, with space for a washing machine and tumble dryer, and a door leading to the impressive open-plan kitchen/dining and living space.

The living area features a vaulted ceiling and a south-facing glass wall that floods the room with natural light, and provides a seamless connection with the outdoors. This large, versatile space currently accommodates a lounge area, pool table, and dining area. Tucked away on the left is the spacious kitchen with plywood units and shelving, contrasting granite worktops and integrated appliances.

A timber and glass staircase leads to the upper floor and master suite. This space is finished with an engineered oak floor, and timber panelling on the ceiling. Velux windows provide additional light from above. The modern en-suite is complete with a contemporary white suite, enclosed shower,



gloss tiled splash back and chrome fittings. There is also a snug and gallery platform which overlooks the main living space.

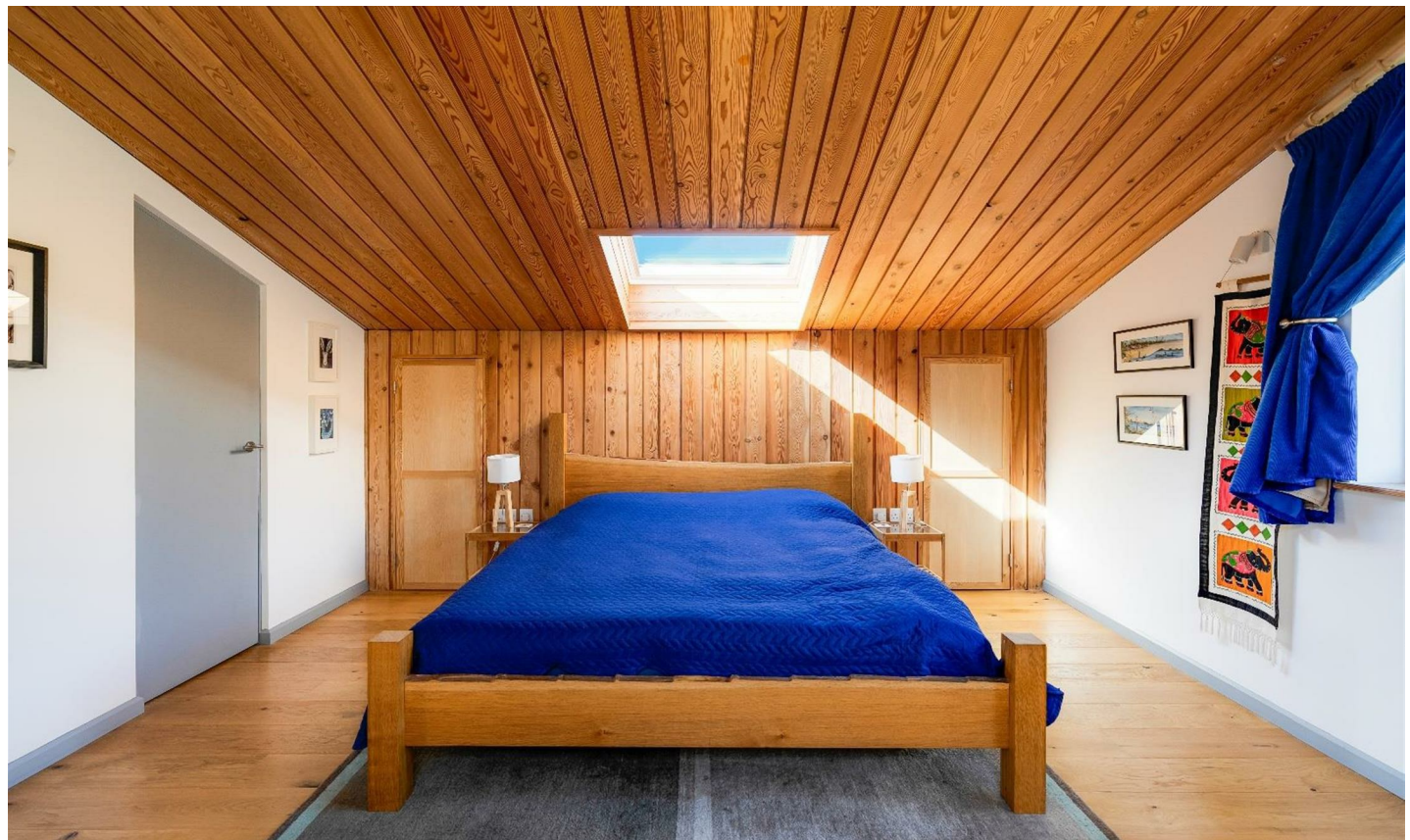
The lower level features two further double bedrooms with limestone tiled floors and bespoke built in wardrobes. Whilst the family bathroom is complete with gloss wall and floor tiles, walk-in rain head shower, free standing stone bath and chrome fittings.

Outside there is shipping container storage as well as a sizeable workshop/garage space, and a large private gravelled driveway. There is also the potential to extend the main house or add an annexe subject to consent.

Sustainability is at the heart of this home; it is well insulated with 240mm of Steico insulation in the walls and roof, utilises a Mitsubishi Ecodan heat pump, and has underfloor heating throughout the property. It is also currently in receipt of the governments Renewable Heat Incentive which results in very low energy bills.

8.7 acres of land surrounds the barn conversion and cabins, offering far reaching views across the Mendips Area of Outstanding Natural Beauty. The current owners have recently undergone a rewilding project, planting new hedgerows as well as native plants and trees to encourage further biodiversity on the site. The site is teeming with wildlife, including barn owls, herons, otters and kingfishers.

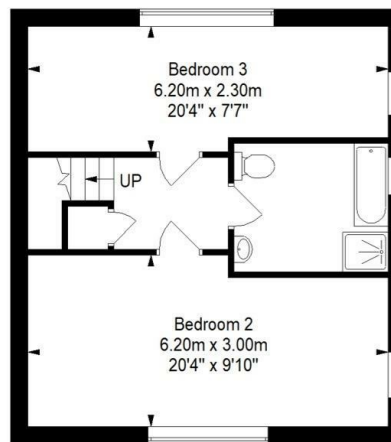
Conveniently situated just 12 miles from Bristol via the A370, and 2.5 miles from Yatton train station which offers direct links to London, this property enjoys excellent transport links while maintaining peaceful countryside ambience.



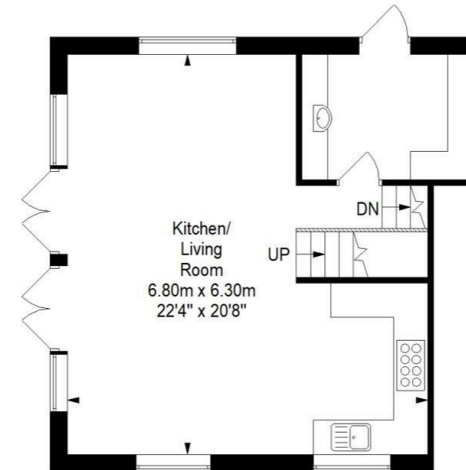


Beachams Barn, Iwood Lane, Bristol, BS40 5AQ

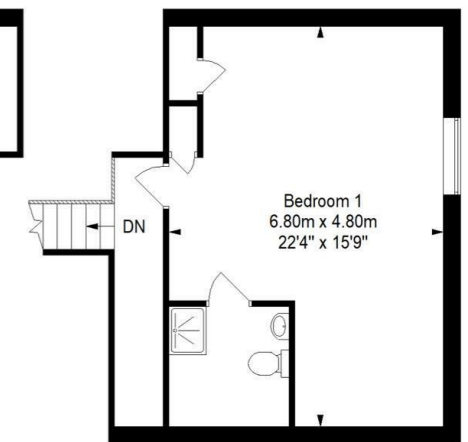
Approximate Gross Internal Area = 125.3 sq m/ 1348.8 sq ft



Lower Ground Floor



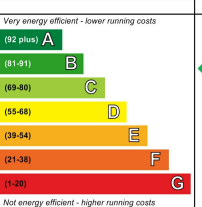
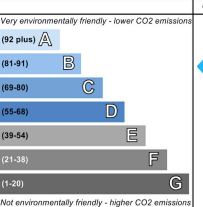
Ground Floor



First Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
81	100	82	88
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Disclaimer: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.