



By The Byre Holidays







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Whitechapel Lane, Beckington, Bath, Somerset, BA11 6TQ

The Old Cow Byre & By The Byre Holidays is a successful, fully refurbished and compliant Holiday Complex Business consisting of a versatile family home, 4 x cottages, 3 x cedar lodges and beautiful grounds extending 3.72 acres this property seamlessly blends residential comfort with commercial viability.

- Successful Profitable Holiday Complex Business
- 4 Bedroom Main Family Home
- 3 Cedar Lodges and 4 Holiday Cottages
- Grounds, Lake & Gardens 3.72 acres
- Close to Bath, Frome, Longleat & Stonehenge
- Excellent Business Opportunity
- Freehold

Guide Price £2,250,000

## Stags Yeovil

4/6 Park Road, Yeovil, Somerset, BA20 1DZ

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@StagsProperty

### Situation

The Old Cow Byre & By The Byre Holidays' occupies a strategic location close to the Somerset/Wiltshire border with the M4 motorway to the north and the A303 trunk road to the south. It is only 12 miles south of the World Heritage City of Bath with its history dating back to Roman times, its famous Theatre Royal and its many cultural activities and wonderful shopping. The property stands in open countryside but due to the road communications is well placed for day trips to many famous attractions. Longleat House and its Safari Park is the focus for many guests staying at the property whilst further afield attractions include Stonehenge, Wells, Glastonbury, Cheddar Gorge, Wookey Hole and Salisbury. The village of Beckington (1.5 miles) has a popular pub, filling station with 24 hour shop, repair garage, church, primary school, playing field, tennis court and village hall. The market town of Frome is only 2.5 miles providing the necessary local facilities together with schooling. Within the area generally there is a wide choice of independent schools including those at Bath, Bruton and Millfield. There are railway stations at Westbury (6 miles) with trains to London Paddington and at Warminster (6 miles) on the London Waterloo line

### The Old Cow Byre

The primary residence, is a beautifully converted stone-built home with private garden and parking. The accommodation is thoughtfully designed to provide spacious and well-planned living areas that blend rustic charm with modern comforts. You are welcomed into a spacious open-plan kitchen and dining area that stretches over 35 feet, characterized by vaulted ceilings, exposed wooden beams, and bi-fold glass doors that frame views of the surrounding grounds. The glass doors flood the space with natural light and create a seamless connection between indoor and outdoor living. The kitchen is equipped with fitted units, a central island unit, and a Rangemaster gas cooker with electric ovens, making it both a practical and inviting space for family gatherings. A modern log burner stands at the end of dining area providing a focal warming feature of the room.

Adjacent to the kitchen/dining room is a generous sitting room with vaulted ceilings, ideal for family living. Through the sitting room the property offers four well-proportioned bedrooms. The master suite, includes an en-suite bathroom and French doors. Bedrooms two and three are generously sized doubles, each offering ample space and natural light. Bedroom four is also a comfortable double. There is also a generous sized recently refurbished family bathroom comprising both a bath and walk-in shower

Further enhancing the property's appeal is the expansive family room, measuring over 21 feet in length. This versatile space is ideal for family entertainment and recreational activities, or could be utilised as an events space for the business.

The mezzanine area, positioned above the family room, provides a versatile space that is currently used as storage for the business', it is well-suited for use as a home office or library. Below the mezzanine, additional storage areas offer practical solutions.

A utility room adjacent to the kitchen provides further functional space, featuring ample storage and workspace and a study. Beyond the living areas, the property includes a boiler room, multiple storage areas, and a private gravel driveway leading to a paved sitting area that overlooks the grounds and surrounding countryside.

### The Cottages

Situated to the east of the main house, the cottages, Aldhelm Cottage, Monmouth Retreat, Selwood & The Frome offer stylish and contemporary holiday accommodation with their own gated entrance and designated parking area. The cottages are designed with modern timber cladding and tiled roofs, each featuring a patio that provides a welcoming space for guests to relax and enjoy the surrounding views. Constructed to a high specification, the cottages include underfloor heating, ensuring comfort throughout the year.

Each cottage is thoughtfully laid out to provide comfortable accommodation. The ground floor consists of a well-designed living and dining area, complete with oak laminate flooring, a contemporary fireplace, and French windows that open onto the patio area. Adjacent to the living area is a fully equipped kitchen featuring fitted units, granite worktops, an electric oven and hob, a dishwasher, fridge, freezer, and microwave. The ground floor also includes a cloakroom for added convenience.

Upstairs, the first floor comprises two well-proportioned bedrooms – a double and a twin – both enhanced by Velux roof lights, along with a family bathroom.

A well-equipped laundry room adjoins the cottages and is furnished with ample work surfaces, storage cupboards, two washing machines, and a tumble dryer, providing practical facilities for both guests and owners.

Planning Reference 055800/013 requires that the cottages must be operated by the occupier of The Old Cow Byre unless otherwise approved in writing by the local authority. Planning reference Somerset council, application no: 2025/0583/VRC

The planning for the cottages is that it is to be let to the same person(s) for more than 180 days. Enabling opportunity for longer let periods than holiday guest accommodation. The current owners have utilised this substantially, ask the agent for further details .





### The Cedar Lodges

The Cedar Lodges are situated to the south of the main property, positioned around picturesque ponds and enjoying a serene southerly outlook. Each lodge is designed to provide spacious contemporary, well-appointed accommodation, comprising three bedrooms. The layout includes a double en-suite bedroom, a second bedroom that can function as either a double or a twin, and a third twin bedroom, all furnished to a high standard with a separate family bathroom. The living areas are equipped with 40" flat-screen TVs, and tastefully designed kitchens with modern fittings. The lodges are named Nunney, Farleigh, and Beckington, each offering secure private outdoor seating areas to relax and take in the scenic surroundings. Additionally, each lodge is equipped with its own washer/dryer, providing convenient laundry facilities for guests. Beyond the lodges, a further expanse of grassland extends towards the ponds, contributing to the overall tranquillity and natural beauty of the property.

### The Business

By the Byre Holidays is a well-established, successful family-run business seamlessly integrated into the family's lifestyle. The enterprise is efficiently managed with minimal external assistance, relying primarily on contract cleaning and ad hoc services as needed. The business maintains a strong online presence, attracting guests through its own website as well as popular booking platforms such as Booking.com, Trip Advisor, and VRBO. Social media channels and positive online reviews further enhance visibility and guest engagement.

The sale of the business will include all relevant assets and fixtures necessary for continued operation, as well as any associated goodwill and intellectual property rights. The extensive grounds also provide ample opportunity for future expansion, potentially allowing for the development of additional lodges, camping pitches, or glamping sites, subject to the necessary consents.

Further business details and operational insights will be made available via request with the acting agent, Stags, Holiday Complex Department.

For additional information, please visit: [www.bythebyreholidays.com](http://www.bythebyreholidays.com)

### Services

Mains water, electricity and private drainage. Oil-fired heating serves the main house supported by propane cylinders for the gas hob. The cottages and lodges are served by LPG boiler systems which provide underfloor heating and hot water. WiFi is available throughout the site served by a 4G router with download speeds of up to 80mbps and upload speeds of up to 30mbps. The house is also connected to FTTC broadband, offering speeds up to 12mbps. 4x Electric (VoltShare) car chargers are fitted on the site.

Main House, Council Tax Band G, Somerset Council

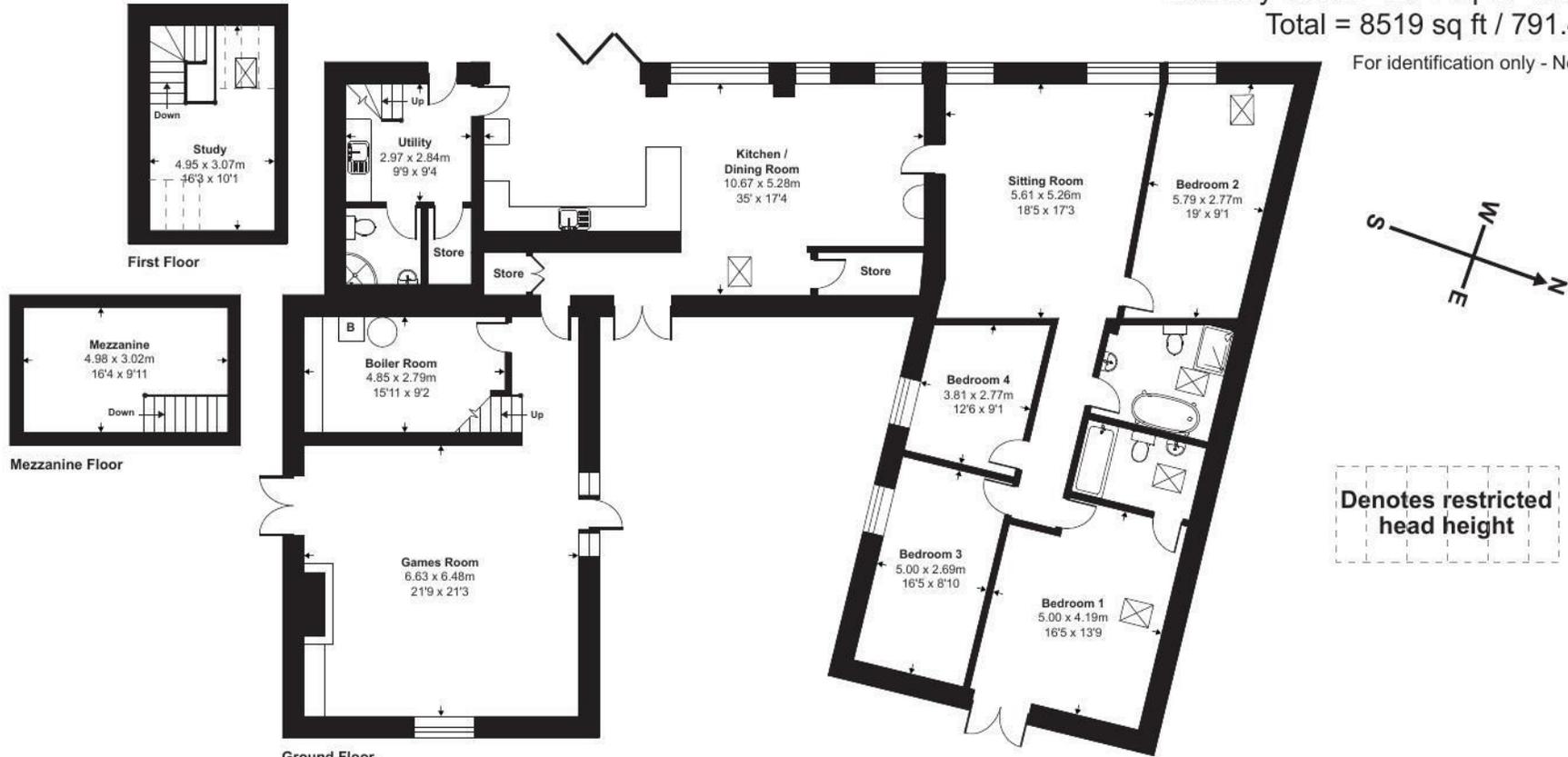
### Viewings

Viewing strictly via the agent please, Stags Holiday Complexes Department 01392 680058

What3Words location - [///vibrate.twitching.promoted](https://www.what3words.com/vibrate.twitching.promoted)

Approximate Area = 2983 sq ft / 277.1 sq m  
 Limited Use Area(s) = 264 sq ft / 24.5 sq m  
 Holiday Cottages = 5071 sq ft / 471.1 sq m  
 Laundry Room = 201 sq ft / 18.7 sq m  
 Total = 8519 sq ft / 791.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1288983



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



