



Farmers Arms

Slough Hill, West Hatch, Taunton, Somerset TA3 5RS

Freehold £795,000

- Somerset freehouse in two acres
- 5 boutique hotel bedrooms
- Country character property with long range views
- Patio, beer garden, paddock and camper van parking
- 4 interconnecting bar/dining area seating 100
- Owners flat with potential of 4 bedrooms
- High level turnover

Ref: 91395

01460 259100

southwest@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Farmers Arms stands in the small Somerset hamlet of West Hatch which is approximately 5 miles south-east of the county town of Taunton and 4 miles from junction 25 of the M5 motorway. West Hatch is also close to the A358 which takes high volume traffic from the motorway junction to the towns of Ilminster and Chard and beyond to the Jurassic Coast. West Hatch is within easy reach of a number of towns and desirable villages.

The Farmers Arms is a well known and respected country freehouse which stands in approximately 2 acres and has panoramic views over the adjoining countryside.

West Hatch contains a number of fine period properties.

The Farmers Arms is briefly described as follows:

TRADE AREAS

The trading areas comprise FOUR INTERCONNECTING SECTIONS all of which have natural wood floorboards. There is feature exposed stonework and huge Inglenook, stacked with logs opposite which is a smaller fireplace incorporating a log burning stove. The furnishings include traditional natural wood tables and upholstered chairs with a seating capacity for approximately 100 throughout the four areas. Rustic wood faced BAR SERVERY COUNTER with back bar display feature. Hallway access from the car park with LADIES AND GENTLEMEN'S TOILETS. CATERING KITCHEN with comprehensive range of commercial equipment including extractor fan canopy and 2 Rational ovens. DRY GOODS STORE. Refrigerated BEER CELLAR with direct delivery access.

LETTING ACCOMMODATION

The Farmers Arms offers FIVE EXCEPTIONAL 'BOUTIQUE' STYLE BEDROOMS all of which are spacious and have independent residents access in addition to direct access to the trading areas. Three of the rooms have doors directly leading to the gardens with one having its own PRIVATE WALLED COURTYARD. Three of the rooms have king sized beds, the other 2 being double or twin. All rooms have KING SIZE EN-SUITE SHOWERS with three of the en-suite facilities having additional rolltop baths. The letting rooms have similar characteristics with natural wood floorboards and some stone flagstones. All rooms are tastefully furnished.

OWNERS ACCOMMODATION

Comprised in two adjoining areas and suitable for two-family occupation. The current layout provides a LOUNGE DINER, KITCHEN with breakfast bar and TWO DOUBLE BEDROOMS, one with 'walk in' wardrobe. FAMILY BATHROOM. Further accommodation could provide THREE DOUBLE SIZED BEDROOMS and an additional SHOWER ROOM. This area is currently used for storage.

EXTERNAL

The grounds are a particular feature of the Farmers Arms and extend to approximately 2 acres, much of which has long range views over the adjoining countryside. There are TWO AREAS USED FOR CAR PARKING with a further section used as an 'overspill'. DESIGNATED PARKING FOR 5 CAMPER VANS. Attractive PAVED PATIO with double door access from the main restaurant. MAIN LAWNED BEER GARDEN having mature borders and table and bench seating. Sloping roofed PATIO SHELTER. A GRASS PADDOCK has a horse hitching rail. A further piece of garden was formerly a chef's vegetable patch.

THE BUSINESS

In the present ownership since April 2012 The Farmers Arms has benefitted from a continuous improvement programme and is now a well respected country freehouse known for its high quality letting accommodation. Turnover for the post-Covid financial year is anticipated to show approaching £700,000, excluding VAT. Full trading information will be made available to interested parties.

TENURE & PRICE

FREEHOLD £795,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held.

SERVICES

Mains water and electricity. Septic tank drainage. There is LPG gas for cooking and central heating which is provided by two boilers.

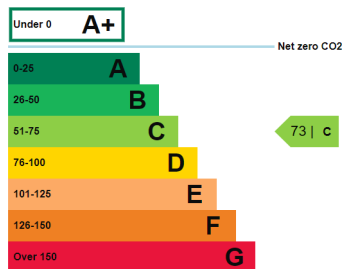
Rateable Value: £17,714.50 (including 50% rural rate relief.





Energy efficiency rating for this property

This property's current energy rating is C.



EPC Reference: 9932-3009-0822-0500-4325

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop. Hereford, HR2 9UA Registered in England and Wales: No. 2362635

BUSINESS MORTGAGES
01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE
01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons