

Walnut Arbour

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Walnut Arbour, Curload

Stoke St. Gregory, Taunton, Somerset, TA3 6JA

An attractive converted former barn operating as a highly successful and established self catering sleeps 12 business with the option for use as a private home.

- 6 bedroom, 4 bathroom converted former barn
- Indoor swimming pool, hot tub, steam room and sauna
- Accessable location, M5 J25 7.5 miles
- Gardens and parking
- Highly successful and established business
- Beautifully presented accommodation
- Attractive village location
- Freehold

Guide Price £1,000,000

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@StagsProperty

Introduction

This superb property has been successfully run as a sleeps 12 buisness for many years and has an established track record of high occupancy and bookings. The property is offered for sale as a turn key business sold as a going concern with substantial future bookings in place. Alternativly the property could be used as a main home and has annex potential with the ground floor bedrooms, subject to any necessary consents.
A particular feature of the property is it's excellent leisure suite attached which provides a luxury entertainment space with games room, indoor swimming pool, steam room, and externally a sauna and hot tub, providing all weather entertainment.

Situation

The property lies within the hamlet of Curload, close to the Somerset levels, an area of open countryside with protected nature reserves. The village of Stoke St Gergory is close by, approximatly 1 mile and has good amenities including a post office, general store, primary school, church and public house.

There is excellent access to the M5 at either J25 (7.5 miles) or J24 (10 miles). Taunton, the county town is 10 miles and has a wide range of facilities including mainline rail station to London Paddington.

Accommodation

The accommodation is well presented and laid out with some flexibility of use, including annex potential, subject to the necessary consents.

The layout in brief comprises, an enclosed entrance porch and cloakroom with WC. This opens to a large L-shaped kitchen/dining room, adjoining living room, beyond which are bedrooms 5 and 6 with a shared bathroom. On the first floor are 4 bedrooms, 2 being ensuite with a further bathroom serving the remaining 2.

The Leisure Barn

This self contained area attached to the main house provides a superb suite of luxury facilities including a games room with table football and pool table, adjoining the indoor swimming pool and steam room. Just outside further facilities include a sauna and hot tub.

Outside and Gardens

The property has a smart walled entrance onto a gravelled parking area, with parking for several cars. Beyond this is an enclosed garden, which is mostly paved and used as an outdoor seating and dining space. The hot tub lies in the corner with timber surround and roof.

A separate area lies behind the leisure barn and is enclosed by walling, there is a slide and wooden climbing frame perfect for little ones, also the timber barrelled sauna is in a quite private location.













The Business

The property is being sold as a going concern complete with furniture etc. There are strong forward bookings in place providing the perfect start and cash flow for the next owner. The property achieves high occupancy levels, 89.6% in the year to April 2024 (of available days) and 94% for the year April 2025. Bookings are made direct via the business website as well as agent bookings.

Further information can be found on the business website at www.walnutarbour.co.uk. Basic accounts can be made avaiulable to bona fide prospective purchasers after a viewing.

Services

Mains electric, water and drainage.
Oil central heating. LPG heating for the pool.
Mobile broadband available.
Mobile coverage 'likely' with EE, 02, Three and Vodaphone (ofcom).

Outgoings

Business rateable value £6,100

Local Authority

Somerset Council
www.somerset.gov.uk

Fixtures and Fittings

Only those mentioned in the sales particulars are included in the sale. All others are excluded but may be available by separate negotiation. However, the majority of furniture, contents, fixtures, fittings and equipment in the letting cottages will be included.

Directions

From the M5 at Taunton (Junction 25) take the A538 in an easterly direction towards Ilminster. At the Thornfalcon traffic lights turn left onto the A378 towards Langport and then almost immediately left again signposted to North Curry. Proceed through North Curry and follow the road to Stoke Gregory. Before reaching the village, turn left after the Willow and Wetland Centre into Curload signposted to Athelney. Proceed down the hill and the property will be found on the right hand side after approximately 0.3 mile.

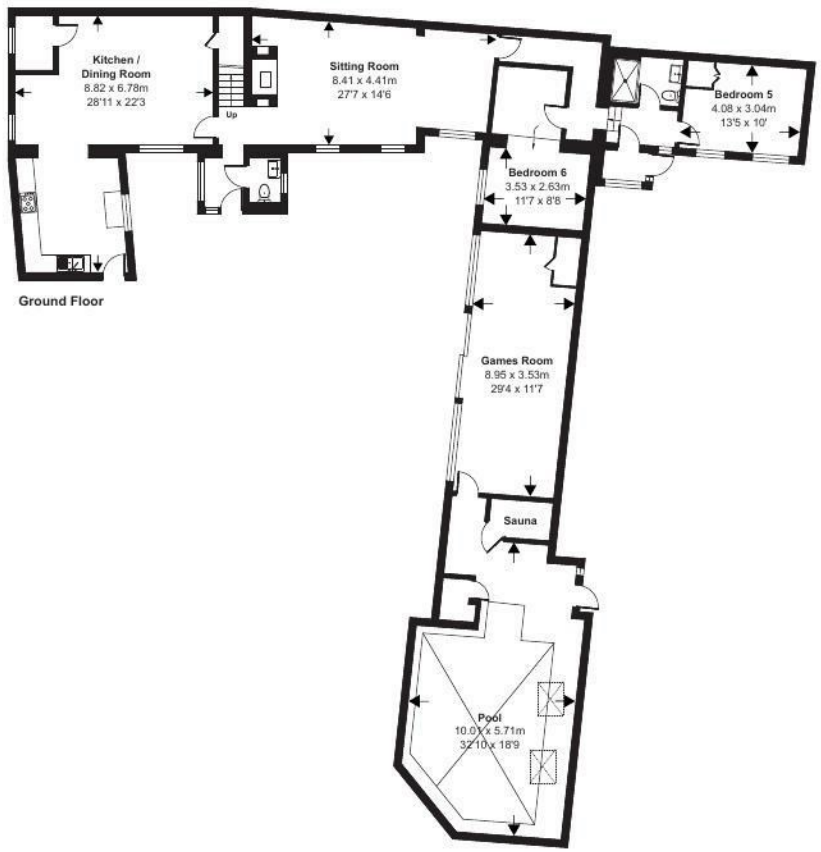
Viewings

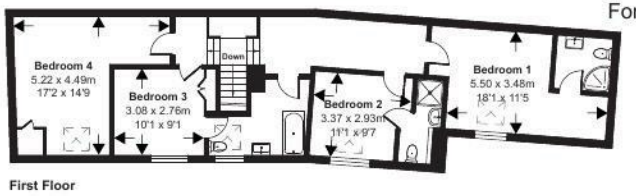
Strictly by appointment through Stags on 01392 680058.

Disclaimer

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

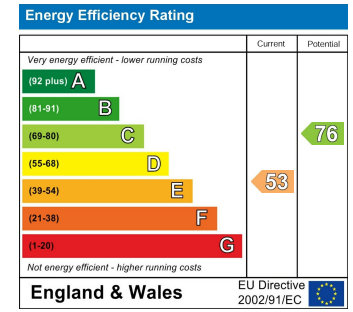
Approximate Area = 2422 sq ft / 225 sq m
Garage = 941 sq ft / 87.4 sq m
Total = 3363 sq ft / 312.4 sq m
For identification only - Not to scale





Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1181230

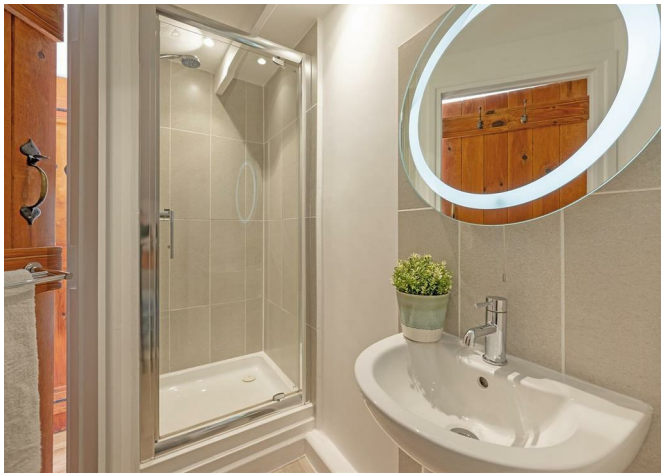


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