



VERSATILE LIFESTYLE BUSINESS OPPORTUNITY

The Den & Orchard, Tytherington, Frome, BA11 5BN **£875,000 Freehold**

COOPER
AND
TANNER



The Den & Orchard

Tytherington, Frome

BA11 5BN

£875,000 Freehold

Description

A truly unique lifestyle leisure business situated on the outskirts of the popular town of Frome and within short distance to one of the region's most popular attractions Longleat House & Safari Park.

The property comprises a substantial former pub premises, dating back to 17th century, that has repurposed to provide commercial kitchen and function spaces, two bedroom owner's accommodation, with three further en-suite letting rooms.

Together with a range of additional letting accommodation as further detailed below.

In total extending to approximately 1.6 acres (0.65ha) or thereabouts, edged red overleaf.

The Den is a well presented two-bedroom annexe which benefits its own courtyard. This could be occupied as managers accommodation or possibly suit multi-generational living should it not be used as letting room.

There is a one-bedroom static caravan which has been in situ since 2005 and was previously occupied as staff accommodation. There is scope for this to either be replaced with something more

permanent, STPP, or let out as additional letting space.

Within the camping field there are two timber-built shower and toilet blocks, a games room, shepherds hut and two purpose built timber lodges. The lodges also capable of sleeping a family of 4-6. There is space for at least 10 camping pitches or potential for additional lodges.

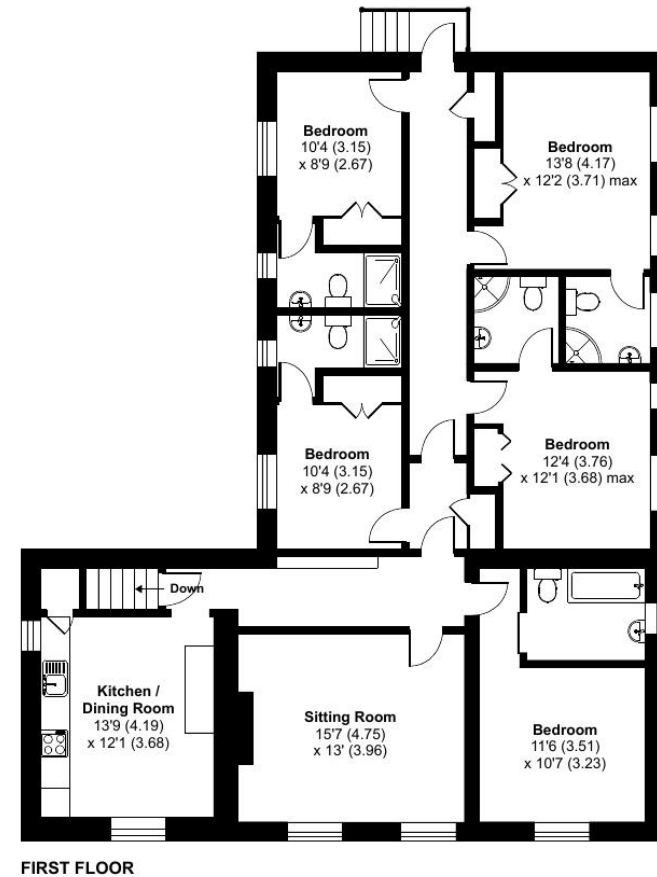
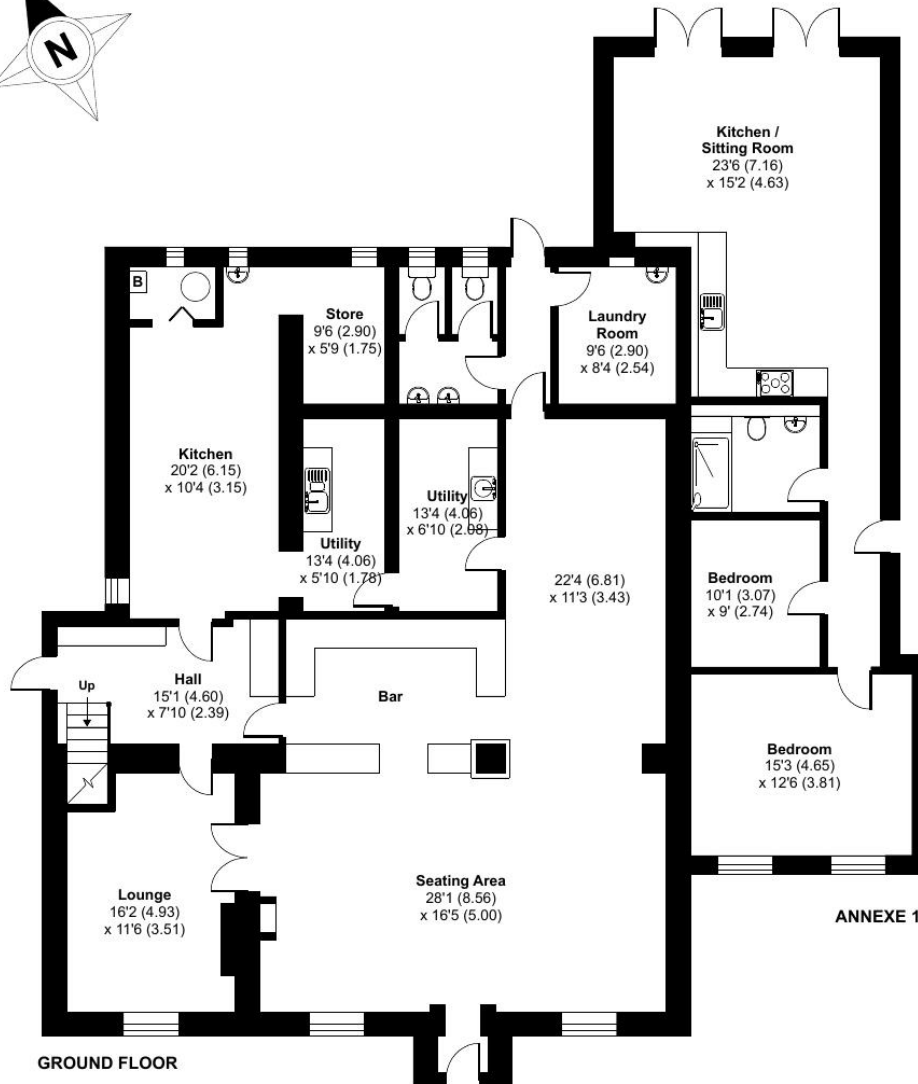
Closed during their "off-season" between the 5th of January and the 10th of March opening during these times would open scope for wider income. The property can be booked via AirBnB, Booking.com, Pitchup.com and of course the Den and Orchard website.

Location

Situated on the outskirts of Frome at Tytherington, easily accessible from the A361 and well positioned to attract those visiting East Somerset and West Wiltshire attractions such as Longleat, Westbury White Horse, Stourhead, Wells Cathedral, Wookey Hole Caves, Bath and more.

The 'Selwood Garden Community' development is proposed the opposite side of the A361 bypass to the north, the proposed masterplan and further details are available from the agent.





Tytherington, Frome, BA11

Approximate Area = 3670 sq ft / 340.9 sq m

Annexe = 1386 sq ft / 128.8 sq m

Holiday Cottages = 1395 sq ft / 129.6 sq m

Outbuildings / Store = 1121 sq ft / 104.1 sq m

Total = 7572 sq ft / 703.4 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 Cooper and Tanner. REF: 1382773

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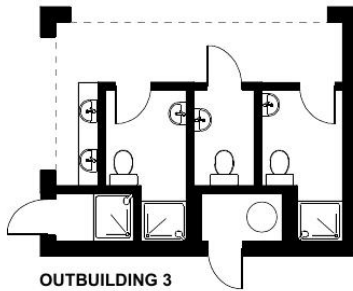
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Holiday Cottages = 1395 sq ft / 129.6 sq m

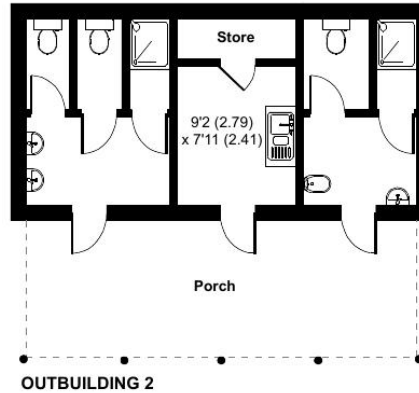
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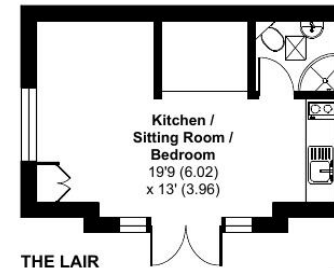
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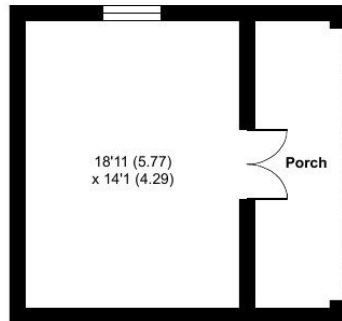
OUTBUILDING 3



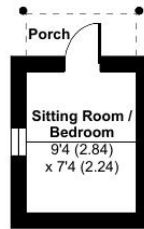
OUTBUILDING 2



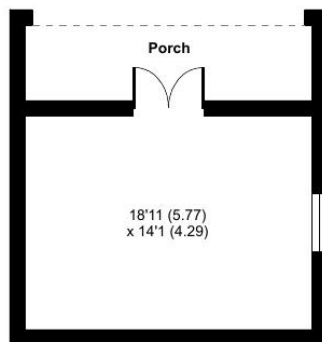
THE LAIR



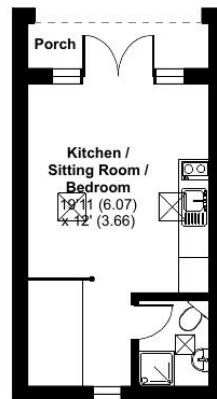
APPLE BLOSSOM



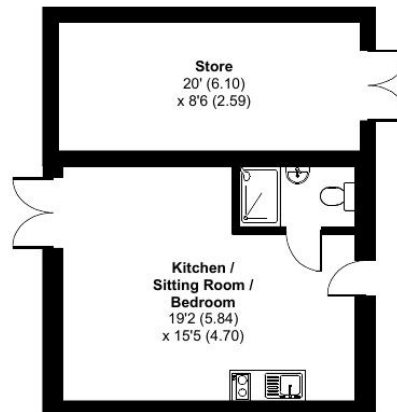
CRABBY APPLE



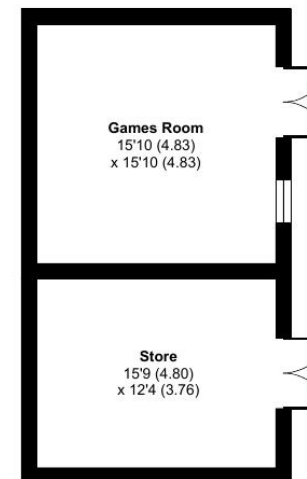
CHERRY BLOSSOM



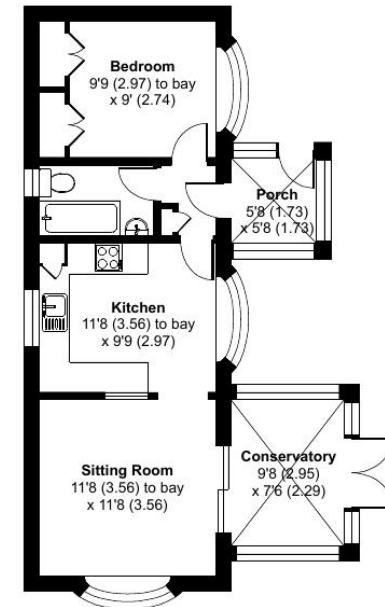
THE BURROW



THE HOLLOW



OUTBUILDING 1



ANNEXE 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1382773



Cherry Blossom and Apple Blossom
Lodges



Annexe 2



The Cafe

The Business

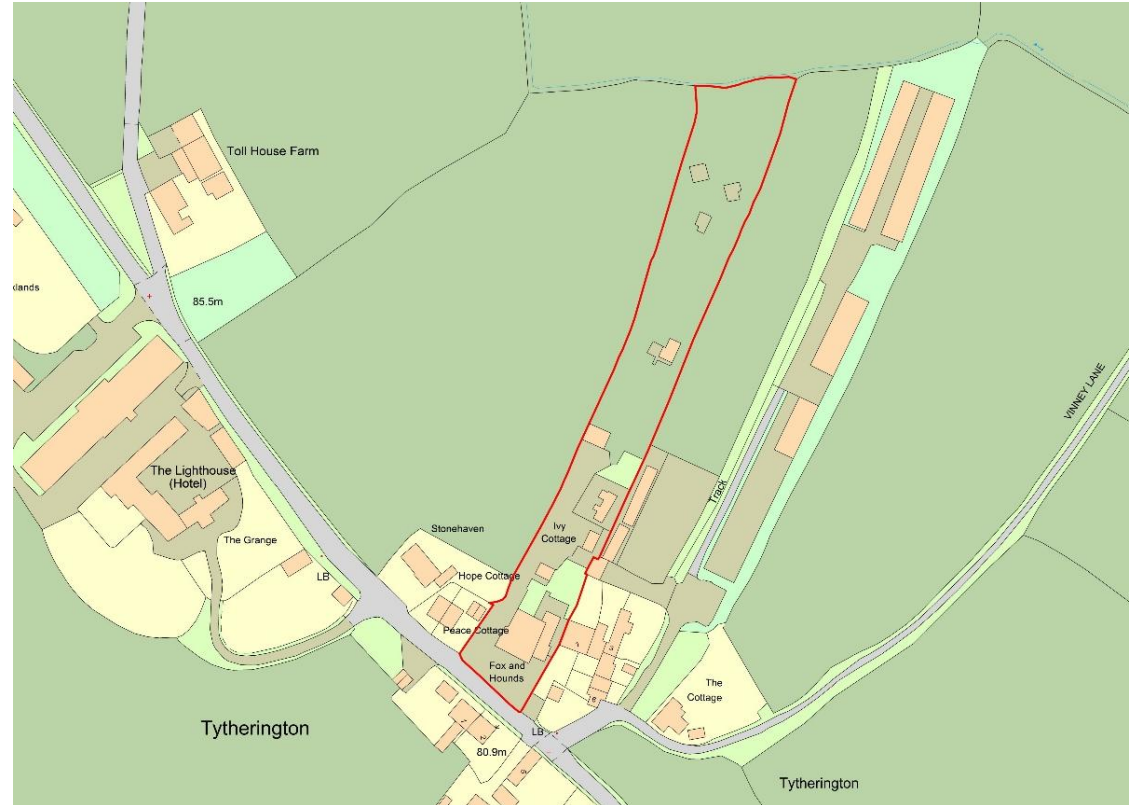
Currently run by the Vendors with the assistance of casual staff and a small number of local contractors such as laundry services and maintenance. There will be no staff contracts to hand over under TUPE.

The property has excellent ratings on Boooking.com, Pitchup.com and AirBnB.

Business assets and trading fixtures will be included within the sale together with any attributed goodwill or intellectual rights, where applicable.

Additional business information and financials will be available following a successful viewing at the full discretion of the Vendor.

Further information can be found at:
www.thedenandorchard.co.uk



Local Council: Mendip district Council

Council Tax Band: B

Business Rates: £22,700. The property may need updating with the VOA.

Services: Mains water and electric. Private drainage – we understand that there is one treatment plant which services the entire site.



Train Links

- Frome



Nearest Schools

- Frome
- All Hallows Prep School

Energy Performance: EPC Band C-63

Viewings: Strictly by appointment only.
What3Words location -/// otter.riverbank.cove





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