



The Old Rectory

Brean, Somerset

Carter Jonas

**The Old Rectory
Church Road
Brean
Burnham-on-Sea
Somerset
TA8 2SF**

Established and profitable guest accommodation business with 18 en-suite bedrooms in 3 external blocks with further development potential. Detached 4-bedroom rectory, currently utilised by the business with commercial kitchen and dining conservatory.

Located next to the sandy beaches of Brean and Berrow.

Profitable business with a turnover of £303,552 year ending February 2026 and year ending February 2025 of £350,181 including £74,878 from the tea room.

Tea rooms currently not trading but could easily be reintroduced.

Parking for 23 vehicles on site and potential to convert the main property back into a detached 4/5-bedroom private residence with its own access onto the highway and private rear gardens, subject to the necessary consents.

Set in all 0.7 acres.

For sale as a whole by private treaty.



Location

The Old Rectory is located in Brean, opposite the 7-mile stretch of sandy beach that runs from Burnham-on-Sea to Brean Down.

It is the only Bed and Breakfast within Brean, a popular seaside destination with one of the largest concentrations of caravan parks in England.

Local attractions include Brean Down with its fort (National Trust), Brean Theme Park, Unity Splash Waterpark and arcades along with public houses providing live entertainment like The Seagull Inn and The Beachcomber.

The property has easy access into the town of Burnham-on-Sea, located 4.5 miles away, with shops, restaurants, public houses and a pier.

The Victorian seaside town of Weston-Super-Mare (7 miles away) makes an ideal day trip. Close by is the county town of Taunton (26 miles), Wells, the smallest cathedral city in England (22 miles), the Roman City of Bath (37 miles) and the famous maritime city of Bristol (29 miles) with a variety of tourist attractions.

Local visitor attractions in the area include Cheddar Gorge, Wookey Hole Caves, Glastonbury Tor and Abbey, various National Trust sites and the West Somerset Steam Railway.

The Old Rectory is situated some 6 miles from the M5 motorway at Junction 22, and is easily accessible to the Somerset Levels, Quantock Hills and Exmoor National Park.

The local schools are Berrow Primary Church Academy and King Alfred secondary school in Highbridge. For independent education, Sidcot School and Millfield are nearby.

The Business

The present owners have successfully run the business since 2021. The business operates all year round and enjoys high occupancy levels and repeat custom of over 30%.

The business is marketed predominantly via the internet and their website which has a booking system, www.oldrectorybrea.co.uk. The business is advertised via [booking.com](https://www.booking.com), [TripAdvisor](https://www.tripadvisor.com), [Lastminute.com](https://www.lastminute.com), [Expedia](https://www.expedia.com) and [Airbnb](https://www.airbnb.com), coupled with social media via Facebook.

There is potential to extend Block 2 to form a manager's accommodation for the site, subject to gaining the relevant planning consents. We understand that planning permission for a similar proposal was previously granted but has since lapsed.

The Old Rectory provides a profitable business with a turnover year ending February 2026 of £303,552.

In the previous year, ending February 2025, the turnover was £350,181 with an apportionment of £74,878 of turnover from the tearoom business.

The majority of trade is derived from tourism, together with family members and friends visiting relatives staying at the local caravan parks. This demand is further supported by winter accommodation for Hinkley Point C workers, when the caravan parks are closed outside of the main season.

In 2025, they introduced solar energy, which has reduced the electricity cost of the premises with a feed in tariff of approximately 15p per kilowatt hour.

The Old Rectory

Comprising a two-storey, detached property with uPVC double glazing throughout and a uPVC double glazed conservatory to the rear, utilised by the business for breakfast service. In addition, there is a uPVC double glazed conservatory to the front of the property, which is used as a reception for guest check-in.

The Old Rectory has potential to be converted back into a private dwelling which would have a high degree of privacy from the B&B business. There is timber gated access leading out onto the highway which could be used for parking for the main property if required, plus an enclosed rear garden with views of the surrounding countryside.

The accommodation on the ground floor comprises of entrance via uPVC double glazed door into a utility room with wall and base units, a tiled floor, rolltop work surfaces with inset stainless steel sink unit, plumbing for automatic washing machine, uPVC window to front and wooden stairs to first floor accommodation to bedroom 1. Door to cloakroom with electric meters and uPVC double glazed window to side. Wall mounted Viessmann gas boiler (new in December 2024). Door into kitchen/dining room.

Newly fitted kitchen with Lamona microwave oven and electric fan cooker. Lamona halogen hob and rolltop work surfaces with inset composite 1½ bowl sink unit, built in dishwasher, fridge and extractor, spotlights, uPVC double glazed window to side, stairs to first floor accommodation, wooden door into the office, door to reception, door to outside and stable wooden door leading into the inner hall to the conservatory.



Reception which is a double-glazed conservatory with reception desk, tiled floor and door to outside.

Office with sash window into reception. Wall mounted fuse box and fire alarm system.

The accommodation on the first floor comprises a landing with oak staircase with glass panels. Leading through into a sitting room with uPVC double glazed windows to rear overlooking the gardens and built-in cupboard. Rooms accessed via oak veneer doors.

Bedroom 1 with uPVC double glazed window to side and painted wooden door leading to an inner landing with stairs leading down into the utility. En-suite bathroom with close coupled WC, shower

cubicle with electric shower, panelled bath, pedestal wash hand basin, frosted window to side and built-in cupboard.

Recently refurbished family bathroom located off the landing with a new white suite of close coupled WC, shower cubicle with drench shower and extractor fan, chrome heated towel rail, wash hand basin, slipper bath with shower over, uPVC double glazed window to side and spotlights.

Bedroom 3 with uPVC double glazed window to side.

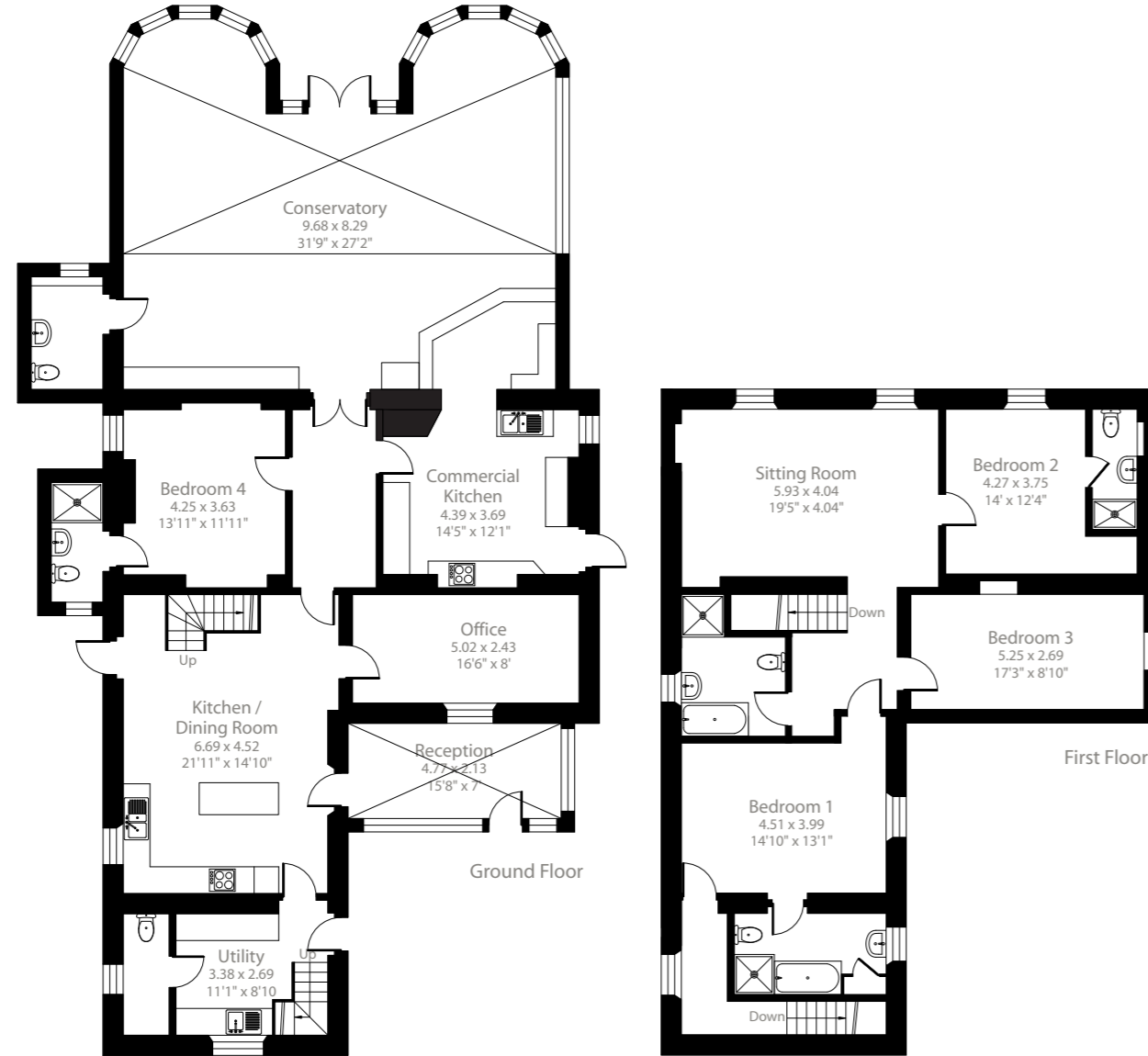
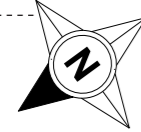
Bedroom 2 with uPVC double glazed window to rear overlooking the gardens. En-suite shower room with close coupled WC, pedestal wash hand basin, shower cubicle with electric shower, extractor fan and chrome heated towel rail.



Floor plan

The Old Rectory
Church Road
Brean
Burnham-on-Sea
Somerset
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3,255 Sq Ft, 302.3 Sq M



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

The Business Accommodation

uPVC double glazed dining conservatory with French doors leading out to the gardens with ceramic tiled floor, a range of base cupboards with roll top work surfaces with stainless steel Buffalo toaster, filtered coffee machine and a range of tables and chairs for 38 covers. Adjoining disabled WC facility with a white suite of close coupled WC, wall mounted wash hand basin and baby changing facilities.

Within the dining conservatory is a bar servery with Lincat hot water urn, music system, a range of shelving, two double bottle chillers, inset stainless steel wash hand basin and doorway into the commercial kitchen.

Commercial kitchen with stainless steel cooker and extractor hood, two stainless steel Buffalo microwave ovens, two electric fan cookers, halogen warming plate, Maida stainless steel dishwasher, stainless steel work surface, a range of shelving, under the counter Polar fridge and freezer, a double bowl composite sink with single drainer, a uPVC double glazed frosted stable door leading out to the courtyard and white lined boarding for hygiene purposes.

Hallway with Polar fridge and freezer and stable door into the kitchen/dining room of the private residence.

Bedroom 4 with coved ceiling, sash window into the conservatory which is currently blocked and uPVC window to side. En-suite shower room with a white suite of close coupled WC, wash hand basin in vanity unit, shower cubicle with electric shower, ceramic tiles to floor, spotlights and extractor fan.

Type	Accommodation	Average Price for 2025
Standard Double	Double room with en-suite	£106
Premium Double	Double field view room with fridge	£115
Triple	Double and single bed	£120
Family 4	Double and single bed	£141
Family 5	Double, bunk bed and single	£158



The Letting Rooms

All of the letting rooms are external from the main property and are all single-storey.

There are three blocks, all with uPVC double glazing and a patio area to front with seating for guests. All have tea and coffee making facilities, a wall mounted flat screen television, electric heating and en-suite facilities.

Block 1 comprises rooms 1 to 6. Room 1 has been designed with step free access for improved accessibility, Rooms 2 and 3 overlook the car park and have frosted windows for privacy.

Block 2 comprises rooms 10 and 11 which interconnect to each other and overlook the car park and have frosted windows for privacy. There is potential to extend Block 2 to the side and to double its height to make an owners/manager's accommodation for the site, subject to gaining the necessary consents.

Block 3 comprises rooms 12-21. Rooms 12-16 overlook the play area and Rooms 17-21 overlook the adjoining meadow with views up to Brent Knoll and comprise the premium doubles.



Room	Block	Type	Special Notes
1	1	Family 4	Small kitchen area with fridge freezer and sink.
2	1	Triple	
3	1	Standard Double	
4	1	Standard Double	
5	1	Standard Double	Only room with an en-suite bath with shower over. Interconnects to room 6.
6	1	Family 5	Small kitchen area with fridge freezer and sink. Interconnects to room 5.
10	2	Double	Interconnects to room 11.
11	2	Family 4	Double room with separate room off with bunk bed and kitchen area, fridge freezer and sink so can be let as standard double or family 4 room. Also connecting door to room 10.
12	3	Family 4	
13	3	Family 4	
14	3	Triple	
15	3	Triple	
16	3	Triple	
17	3	Premium Double	
18	3	Premium Double	
19	3	Premium Double	
20	3	Premium Double	
21	3	Premium Double	



The Tea Rooms

The conservatory within the main house was used as a successful and seasonal tearoom with 38 covers until September 2025. The rear gardens were also utilised by the tearoom business and in addition used as a beer garden. The premise licence for such use could be reinstated.

The gardens comprise mature trees, flower and shrub borders, stone walling, and open views across the surrounding countryside towards the Mendip Hills. In addition, there is a patio area adjoining the conservatory, five picnic tables and two sets of garden tables and chairs, together with gated access leading to the guest accommodation blocks. The garden also features a raised stone pond stocked with koi carp, incorporating a fountain with integrated lighting.

Outside

Access is direct from Church Road, with a stone boundary wall and cast-iron restricted height gate providing access to an asphalt car park which has 23 white lined spaces. In addition, the main house has separate gated access from the highway which could be used as parking for the private residence.

From the courtyard in front of Block 1 there is metal gated access leading to the gardens of the main house which lead to the front door and reception for the business.

In front of Block 3 is a wooden play area with climbing wall, monkey bars, slide and additional toddler's slide all enclosed by timber fencing. There is also gated access to the gardens of The Old Rectory. To the rear of Block 3 is an enclosed gravelled

area with a double garage and a laundry room which can be accessed from the gardens in the main property.

Double garage/workshop measuring 6.35m x 6.34m with power and lighting which is accessed via double metal doors with a width of 3.65m and height of 1.98m.

Laundry room of 4.14m x 3.79m with uPVC windows to rear and side overlooking the surrounding countryside with a range of wall and base cupboards with roll top work surfaces with inset stainless steel sink unit, a range of shelving, a Samsung commercial dryer, Electrolux roller iron, commercial dryer, three automatic washing machines, a fuse board for the external accommodation blocks as well as the wall mounted converter for the solar panels. Access to roof void with a loft ladder.



Method of sale

The property is offered by sale by private treaty inclusive of trade inventory to include furnishings, equipment, fixtures and fittings in relation to the business, excluding any personal items.

Tenure & Possession

The freehold interest is offered for sale with vacant possession available on completion.

Planning

Former planning permission for the alteration and change of use of holiday let (Block 2) to independent dwelling. Planning reference: 06/19/00007 granted in October 2019.

In December 2005, planning permission was granted for the erection of a detached building to form 10 holiday units (Block 3) under planning reference 06/05/00008. Condition 2 states no occupation between 10th January - 10th of February in any one year. This condition was subsequently varied by planning application 06/13/00001 in February 2013 allowing guests all year round.

Planning permission for the conversion of the laundry room to two additional letting rooms was granted in December 2013 under planning reference 06/13/00013.

Previous permission for a static caravan for employee use during the holiday seasons under planning reference 06/16/00001.

Services

The property is serviced by mains water, electricity and drainage via a holding tank with a pump.

Block 3 of the guest accommodation has 4 solar arrays installed to the roof.

EPC Rating

The Old Rectory has an EPC rating of F.

Council Tax

Council Tax band A.

Rateable Value

According to the Valuation Office, The Old Rectory has a rateable value of £20,100. Interested parties are advised to make their own enquiries.

Local Authority

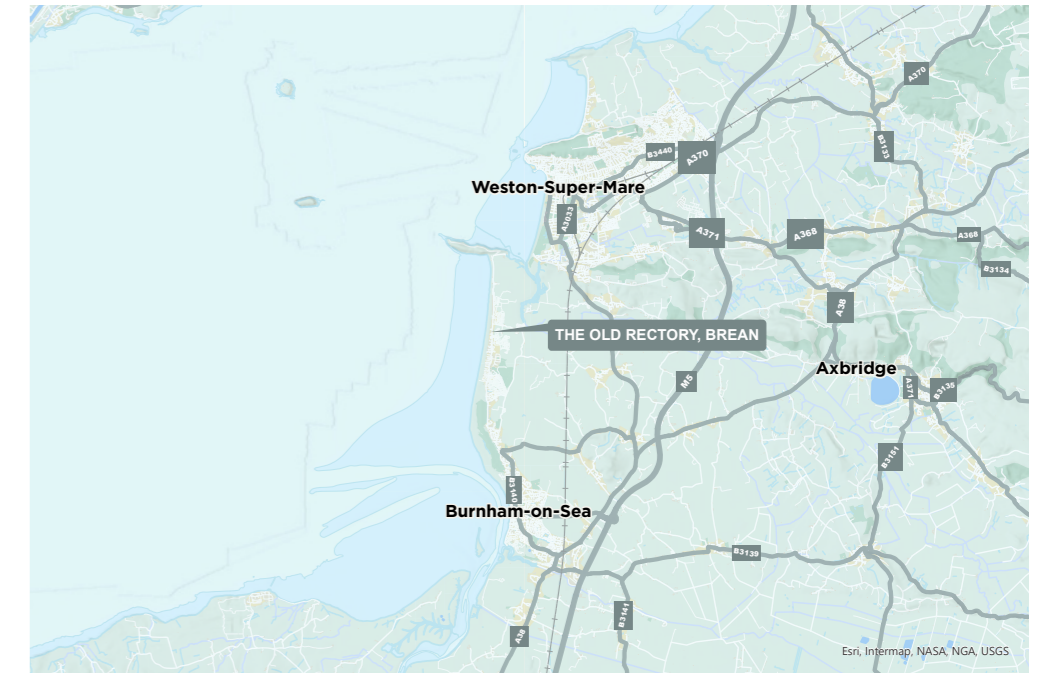
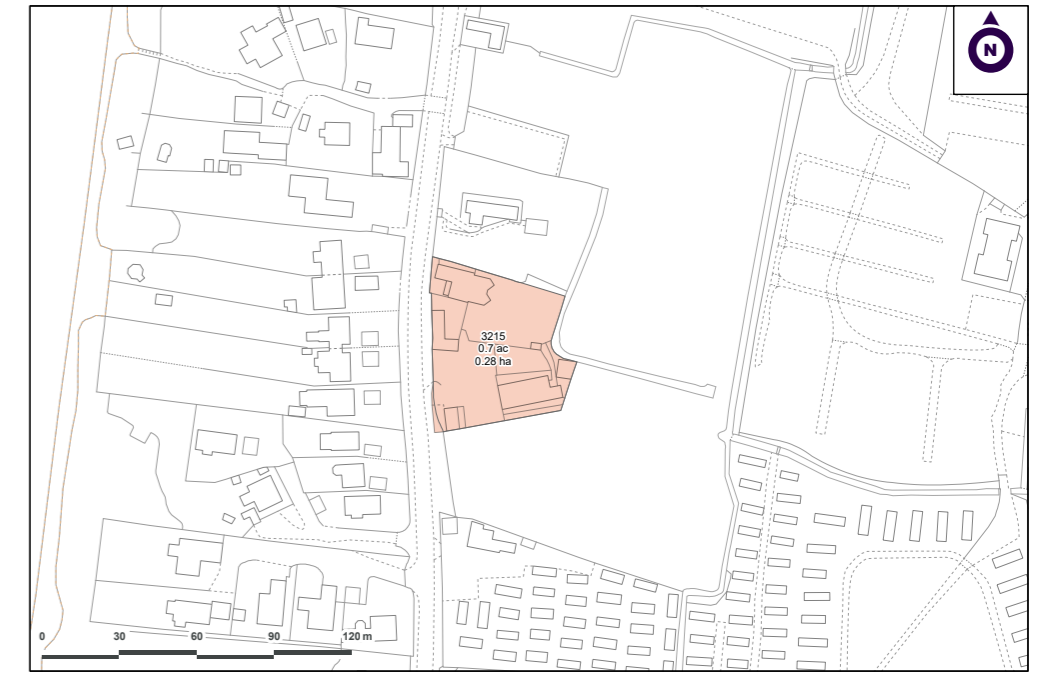
Somerset Council
www.somerset.gov.uk

Viewings

Strictly by appointment with agents
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