



REF: 818

The Foresters Arms

Beckington, Somerset BA11 6SS

Freehold
£625,000



The asking price of £625,000 is for the freehold property, trade fixtures, fittings and goodwill, with stock to be taken at a separate valuation in addition.

- Charming freehold village pub with letting rooms in Beckington, near Longleat House & Safari Park
- Seven individually named, en-suite letting bedrooms
- Very substantial, well-balanced turnover across bar, food and accommodation
- Main bar seating 52, plus a cosy 25-seat locals bar
- Professionally fitted commercial kitchen
- Covered trading space and trade garden, both heated for year-round use
- Well-presented three-bedroomed, two-bathroomed proprietor's accommodation
- Retirement sale after 16 happy years

LOCATION

The Foresters Arms occupies a prominent position on Goose Street in the heart of the pretty Somerset village of Beckington, close to the Wiltshire border and less than 3 miles from the historic market town of Frome.

Beckington is a sought-after village well known for its handsome stone buildings and strong sense of community, providing The Foresters with a loyal and consistent local trade throughout the year.

The wider area draws significant additional custom from tourism, with Longleat House & Safari Park around 5½ miles to the south, and the historic cities of Bath and Wells both within easy reach, bringing visitors to the area all year round.



THE BUSINESS PREMISES

Entrance Vestibule

With a flagstone floor and half-panelled walls, leading through to the Main Bar.

Main Bar

Currently laid for 52 customer seats at good quality tables and chairs, plus a further 10 or so covers at high bar stools. Tastefully presented with part flagstone, part herringbone and part stripped wooden floors, two impressive fireplaces each with a working wood-burning stove, half-panelled walls, part exposed stone walls, beamed ceilings and other character features.

Bar Servery

A panelled front servery with a full range of equipment including multiple back-bar refrigerators, non-slip flooring, a professional coffee machine and glass washer, serving both the Main Bar and the Locals Bar.

Locals Bar

Furnished to seat around 25 at casual bar seating. A room full of character with a flagstone floor, part exposed stone walls, subtle lighting and a further wood-burning stove creating a great ambience.

Beer Cellar & WCs

The beer cellar, serving the Main Bar and Locals Bar, plus ladies' and gents' customer WCs.

Catering Kitchen

Professionally fitted with a non-slip floor, plastic-clad and stainless steel clad walls, and professional extraction, with a full range of stainless steel equipment including a six-ring hob, commercial oven, gas griddle, deep fat fryer, commercial microwaves, refrigerated worksurfaces, a commercial dishwasher and a deep sink, plus a kitchen overflow with further refrigerated worksurfaces, stainless steel tables and a glass-fronted wine fridge.

Stairs to First Floor Landing

Access to the letting rooms and store/cleaning spaces, with a further staircase up to the second floor proprietor's accommodation.

| LETTING ACCOMMODATION

The seven letting bedrooms are individually named after trees and reached via the first floor landing. All are extremely well presented with high quality fixtures, colour TVs, writing desks and tea and coffee making facilities.

Letting Room 1 (Pear)

A twin room with a character Victorian fireplace and en-suite shower room.

Letting Room 2 (Plum)

A twin room with a character Victorian fireplace and en-suite shower room.

Letting Room 3 (Ash)

A double room with an en-suite shower room and an interconnecting door to Letting Room 4.

Letting Room 4 (Elm)

A double room with an en-suite shower room.

Letting Room 5 (Fir)

A double room with an en-suite shower room.

Letting Room 6 (Oak)

A double room with an en-suite shower room.

Letting Room 7 (Yew)

A large double room with an en-suite shower room and beamed ceiling.

PRIVATE ACCOMMODATION

Owner's Lounge / Kitchenette

A small kitchen area with a well-presented seating area and beamed ceilings.

Bedroom One & En-Suite Bathroom

A double bedroom with beamed ceilings and a panelled-bath en-suite.

Bedroom Two

A single bedroom with a Velux window and built-in wardrobes.

Office

With built-in wardrobes and two built-in desks, lit by Velux windows.

Bedroom Three

A large double bedroom with its own staircase access down to the first floor, built-in wardrobes, exposed beams and a Velux window.

Second Bathroom

With a panelled bath, pedestal wash basin and low-level flush WC.

OUTSIDE

Covered Trading Space

Accessed from the Main Bar, with a canvas ceiling, flagstone floors and exposed stone walls, seating around 30.

Trade Garden & Stores

A further lovely, beautifully presented area, partly covered, seating up to around 50, with heat lamps for year-round use, plus outside stores.

THE BUSINESS

We are advised that current annual sales are circa £300,000 net of VAT. The Foresters is open and trading, generating a well-balanced turnover across bar, food and accommodation sales.

Lovingly upgraded by the current owners, who are retiring after 16 happy years, the property is in fine decorative condition throughout. Trading hours are currently relatively restricted, with the letting business closing for five weeks a year while our clients holiday (during which no letting bedrooms are taken) – opening from 5pm Monday to Thursday, 3pm Friday, 12 noon Saturday and 12 noon–8pm Sunday. The Foresters enjoys a loyal local following, boosted by tourists visiting Longleat, Bath and Wells, and by live sport, popular in the back bar. There is clear scope to extend trading hours and grow the business further. Further detailed trading information can be provided to interested parties on request to the agent.

TENURE

The property is offered for sale Freehold at £625,000, to include the trade fixtures, fittings and goodwill, with stock taken at a separate valuation.

RATEABLE VALUE

Rateable Value: £26,100, effective from April 2026 (not necessarily the amount payable in business rates – interested parties should make their own enquiries).

VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:

0333 414 9999 (Monday-Friday 9am-5pm)

Bruce Sprosen 07467 947296 (out of hours)

Please Email: bruce@sprosen.com

Website: www.sprosen.com



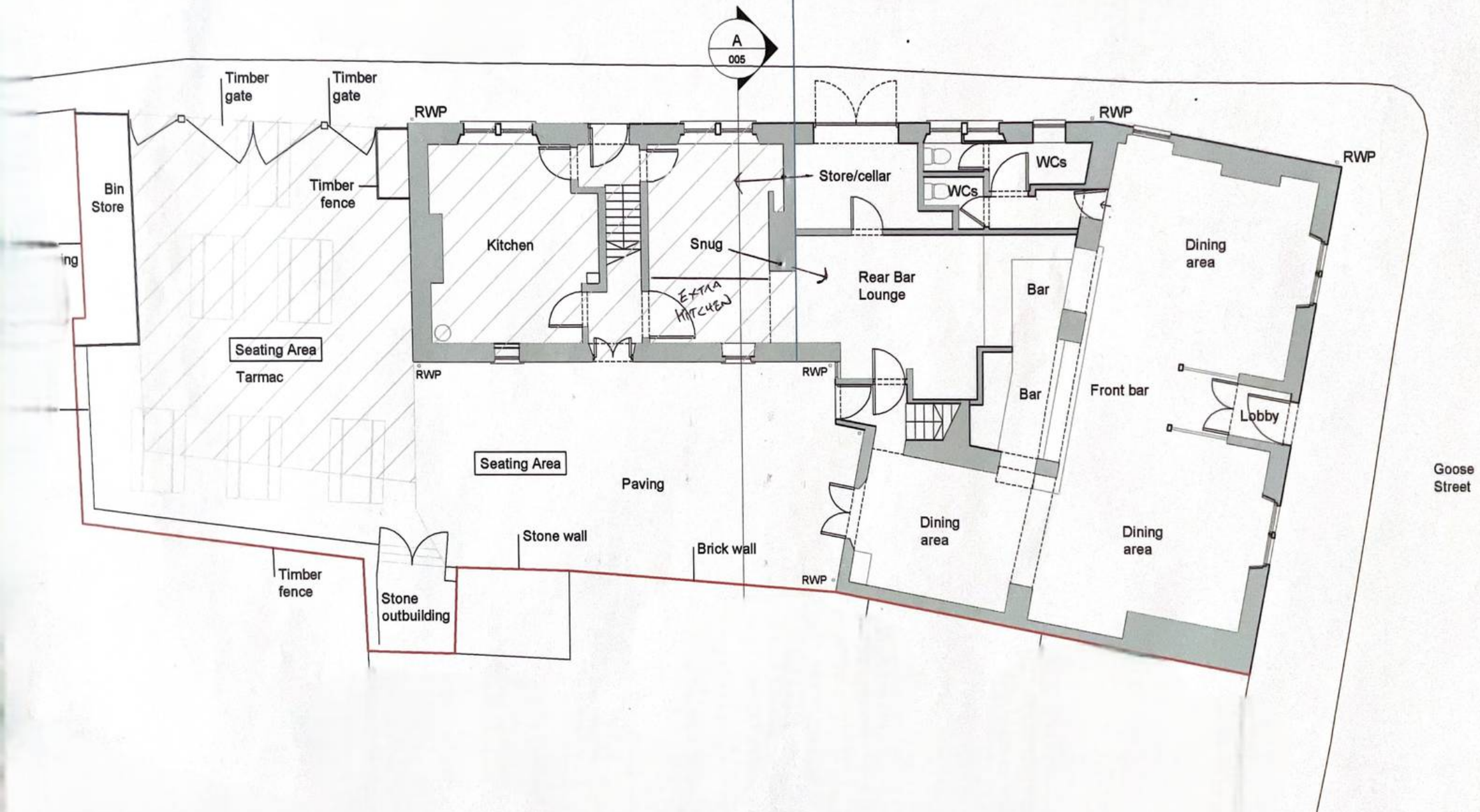
Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where given are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

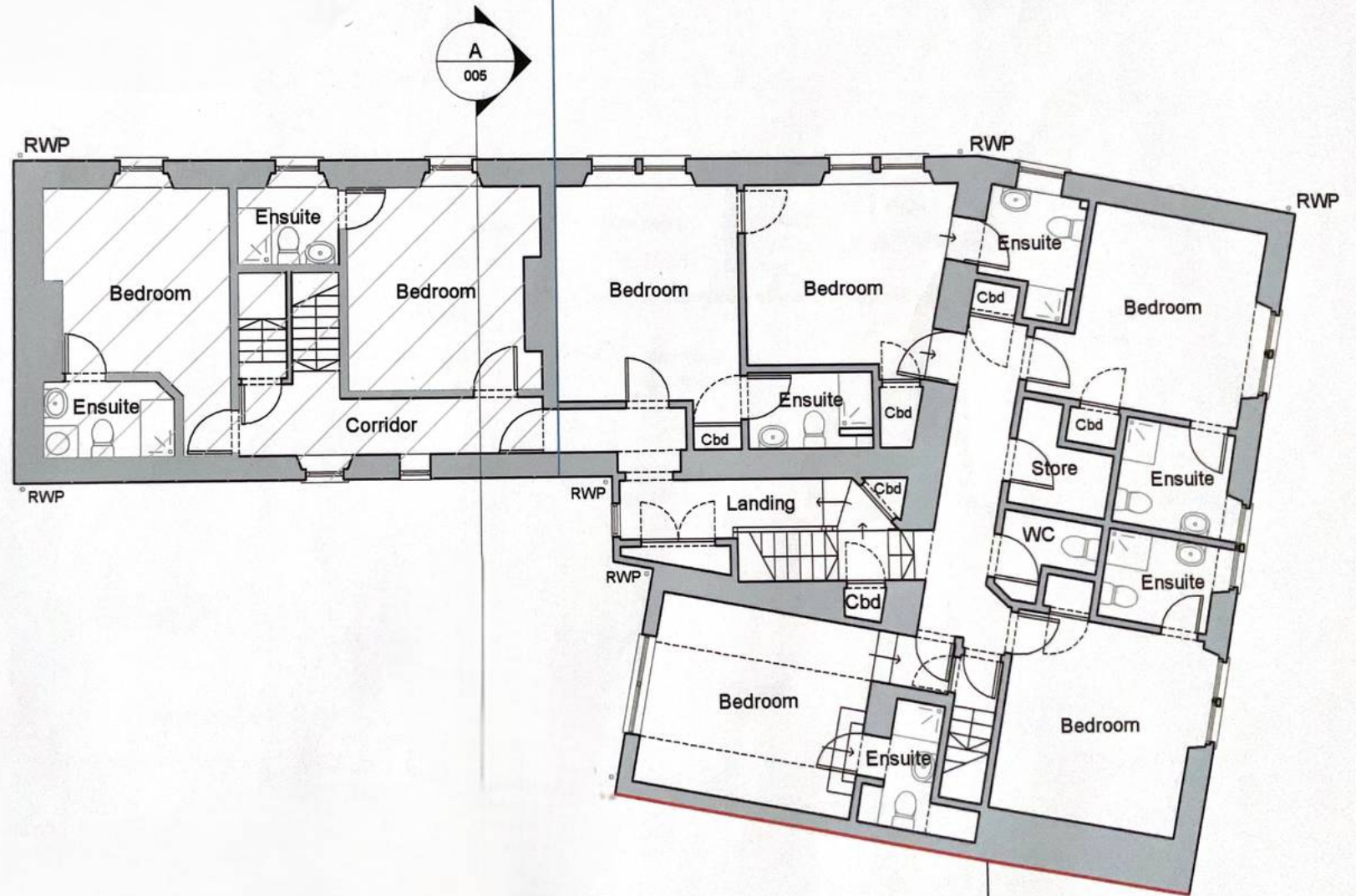
FURTHER PHOTOGRAPHS



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where given are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

Ground Floor





Top Floor

