



Hotel in BA4

Bowlsh, Bowlsh, Shepton Mallet,
Somerset, BA4 5JB

£750,000 Starting Bid

Allocated parking

Property features

- ✓ Imposing Grade II* listed Palladian house dating from 1732
- ✓ Established eight-bedroom hotel and hospitality venue
- ✓ Impressive reception rooms, ballroom and garden-facing
- ✓ Suitable for boutique accommodation, weddings, events

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

Dating from 1732, Bowlish House is an imposing Grade II* listed Palladian property offering an exceptional combination of architectural significance, established hospitality use and exciting future potential. Situated within the historic hamlet of Bowlish on the western edge of Shepton Mallet, this substantial eight-bedroom hotel has welcomed residents, travellers, diners, wedding parties and private guests for generations. Behind its elegant and beautifully balanced façade lies a wonderfully characterful collection of bedrooms, reception rooms, dining and entertaining spaces. Bowlish House is far more than a conventional hotel. It is a property shaped by nearly three centuries of history, adaptation and reinvention — a private house that evolved into a country hotel, a respected restaurant with rooms, a wedding and celebration venue, an exclusive-use retreat and an atmospheric location for photography and filming. Now offered for sale by auction, it represents a rare opportunity for a new owner to continue that story. The Property

The approach to Bowlish House immediately establishes its presence. Its classical Palladian frontage, traditional sash windows, stone detailing and architectural symmetry create a striking first impression, while original and historic features found throughout the building reinforce its Grade II* status. The main house provides eight individually styled guest bedrooms together with an impressive range of communal accommodation. The reception spaces are one of the property's greatest strengths. Generously proportioned lounges and dining rooms provide welcoming areas for hotel guests, private dining, afternoon teas and intimate celebrations. The ballroom creates a memorable setting for weddings, events, music, dining and larger gatherings, while the orangery provides a light-filled connection between the house and gardens. Throughout the property, period character is combined with the practical accommodation required for hospitality use. Decorative panelling, the traditional staircase, fireplaces, high ceilings and individual room layouts give Bowlish House an identity that would be difficult to reproduce within a modern hotel building.

Eight Guest Bedrooms

The hotel accommodation comprises eight individually presented bedrooms, offering guests a distinctive alternative to standardised chain-hotel accommodation. The rooms vary in size, design and character, making them suitable for leisure stays, wedding guests, exclusive-use bookings and private group accommodation. Their individuality forms an important part of the Bowlish House experience and provides an excellent foundation for a boutique hospitality operator wishing to develop a strong and memorable brand. Prospective purchasers should to the floorplans and legal documentation for the precise room arrangement, bathroom provision and accommodation schedule. Weddings, Events and Exclusive Use

Bowlish House offers considerable potential as an intimate wedding and events destination. Its combination of reception rooms, ballroom, orangery, guest bedrooms and garden areas allows celebrations to take place under one roof, with accommodation available for principal guests. The house is particularly well suited to buyers seeking an alternative to larger and more corporate wedding venues. Alongside weddings, the property could accommodate private dining, milestone celebrations, corporate retreats, creative workshops, Christmas and New Year gatherings, wellness stays and exclusive-use weekends. The opportunity is not simply to sell rooms, but to sell the experience of having an historic Somerset house available for a private occasion. Hotel and Hospitality Opportunity

Bowlish House has an established history as a hotel and restaurant with rooms. For an experienced hotelier, chef, events operator or hospitality entrepreneur, the property provides the chance to relaunch and reposition an existing destination without having to create the character of the building from the ground up. Its future could include a boutique hotel, restaurant with rooms, wedding venue, exclusive-use retreat, private members' destination or a combination of complementary uses. Historic specialist valuation information reportedly assessed a potential market rental level of approximately £54,000 per annum in 2023. This figure is provided as background information only and should not be treated as a guaranteed income, current passing rent or investment return. Purchasers must rely upon their own financial investigations and professional advice. Fixtures, Fittings and Contents

The property is understood to be offered with an extensive collection of hotel furniture, fixtures, fittings and operational contents. This may provide a purchaser with a significant head start when compared with acquiring and furnishing an empty commercial building. The precise items included within the sale will be determined by the inventory, contract and auction legal pack, and purchasers must satisfy themselves regarding the condition and ownership of all items. Alternative-Use Potential

In addition to its established hospitality use, Bowlish House may appeal to purchasers wishing to investigate alternative uses. A previous specialist valuation reportedly considered the potential value of the property following a successful conversion to residential occupation. Any change of use, alteration or conversion would be subject to planning permission, listed-building consent, building regulations and any other necessary legal or regulatory approvals. No representation is made that residential or any other alternative use will be permitted. Prospective purchasers must make their own enquiries with the relevant authorities and obtain independent professional advice before bidding. Gardens and Exterior

The outside areas provide an attractive setting for the house and contribute to its potential as a hospitality and events venue. The gardens offer space for guests to relax, enjoy drinks and gather for photographs or private occasions, while the orangery creates a natural transition between the interior and exterior accommodation. The prominent façade also gives the property excellent visual identity and strong kerb appeal — important qualities for a hotel, wedding venue or destination-led business. The full extent of the property, boundaries, access arrangements and external areas should be confirmed through the title documentation and auction legal pack. A House with a Story

Bowlsh House has survived because successive owners have found new purposes for it. During the 1960s, the property had reportedly fallen into serious decline before being acquired and extensively restored. That restoration gave the house a new future and enabled it to evolve into the hotel and hospitality venue recognised today. Its next owner will inherit not only an important building, but also the responsibility and opportunity to determine what Bowlsh House becomes next. Whether continued as a boutique hotel, developed as a wedding and events destination, operated as an exclusive-use retreat or adapted for another suitable purpose, Bowlsh House offers a rare chance to combine architectural heritage with genuine commercial possibility. Auction Information

Bowlsh House is offered for sale by auction through

The auction legal pack is being prepared and administered by

The guide price is provided for marketing purposes and may differ from the seller's reserve price. Buyers should also establish whether auction fees, reservation fees or other charges are payable in addition to the purchase price. The availability and timing of vacant possession, the contents included within the sale, title matters, planning position and all special conditions should be confirmed through the legal pack and the purchaser's solicitor. Viewings are strictly by prior appointment.

Please note we have not inspected this property.

Price: Starting Bid £750,000

Property Type: Hotel

Business Type: Residential Investments

Parking: Allocated

Location

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Accommodation

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Rateable Value

Current rateable value (1 April 2026 to present)

£5,500

Sourced from VOA

EPC

Rating C - full report available on request

Tenure

Freehold, title number ST382629

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Bowlsh, Bowlsh, Shepton Mallet, Somerset, BA4 5JB

Contact your local branch today for more information on this property:

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