



Acorn Barn

Stadhampton | Oxford | OX44 7XX

Offers in excess of £1,500,000

A unique opportunity to acquire a substantial residence and a wedding venue, set in three acres of beautiful Oxfordshire countryside.

The modern five bedroomed house provides spacious and comfortable living space, while the wedding venue is an established operating and successful lifestyle business with enormous growth potential.



The Property

215 sqm.

The property was built in 2002 and fully modernised and extended when the current owners bought it in 2004. It comprises:

Reception Hall: wide entrance hall with access to all ground floor rooms and a large library area with a pine staircase leading to the first floor

Five Double Bedrooms: Three on the ground floor. Three of the bedrooms have en-suite shower rooms

Family Bathroom: with a bath and a separate shower

Dining Room / Sitting Room: open plan with a wood-burning stove and French doors opening onto a covered decking area

Kitchen: with range cooker, dishwasher and large Belfast sink

Larder: large walk-in larder

Utility Lobby: containing the oil-fired central heating boiler plus large storage cupboards

Cloakroom: toilet and hand basin

Large Oak-Framed Utility Room: with spaces for washing machine, tumble drier, fridge and freezer

Solar Panels: the property benefits from a 3.7kwh photovoltaic solar panel system fitted to the roof, resulting in substantial energy savings and a supplementary income stream.



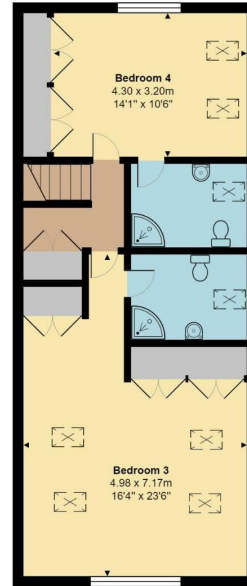








Ground Floor



First Floor

Total Area: 214.9 m² ... 2313 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The Wedding Venue

Acorn Barn is currently a dry hire wedding venue, licensed to hold legal ceremonies, with a capacity to accommodate up to 150 guests. It has been operating since 2019 holding one wedding per week between May and September. Acorn Barn has quickly established itself as a sought-after venue with an excellent reputation.

Currently a lifestyle business being run by a single person, it generates a strong income with very few operating costs, over only five months of the year.

Advertising is solely through word of mouth, organic website rankings, and occasional sponsored Instagram ads.

www.acorn-barn.co.uk
[@acornbarnweddingvenue](https://www.instagram.com/acornbarnweddingvenue)





The Wedding Venue

The venue comprises an 18m x 12m wooden barn, with roof windows, sound and thermal insulation and tasteful interior lighting. There is built-in bar with a sink and undercounter fridges which can be compacted away if not needed.

A 10m x 5m outbuilding in front of the barn which used to be an operating coffee shop but which is now an integral part of the venue used by couples as a bar, tea and coffee room, quiet area or food preparation area.

A luxury toilet block, with male, female and disabled loos.





Growth potential

The true value of this business lies in the growth potential. New and motivated owners could:

Increase the calendar:

The number of weddings could be more than doubled simply by making this a full year venue.

Change the hire model:

The hire model could be changed from three day DIY weddings to one day hire managed weddings, potentially quadrupling the number of weddings per week. This has been experimented with and proved viable. Several of the 2025 bookings are one day managed weddings.

Providing drinks and bar service:

With a bar in the barn, coffee shop and two outdoor bars, there is the option to provide in-house drinks packages and a bar service. This is currently offered as an option, which has proved popular, but could be made a compulsory part of the hire.

Wedding packages:

We have a growing list of recommended suppliers, it would be very easy to create packages for the couples that encompass venue hire, accommodation, catering, furniture hire, photography and other services, earning commission from each supplier.

Onsite accommodation:

There is space to introduce onsite accommodation options, such as A-frame huts or luxury glamping tents.

Catering services:

Partner with caterers or develop an in-house catering service.

Event management

Offer event planning and on the day coordination services.









Contact details

For further details or to schedule a viewing, please call or email:

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Disclaimer: The information provided is subject to verification, and prospective buyers are encouraged to conduct their own due diligence and inspection