

HOTEL WITH REDEVELOPMENT POTENTIAL

TUMBLING WEIR, OTTERY ST MARY, EX11 1AQ

- Planning permission for change of use to a dwelling
- Secluded riverside location
- Offers invited in the region of £895,000

KLP
KITCHENER
LAND AND PLANNING

View of the front (south) of the property

THE SITE & SITUATION – EX11 1AQ

An opportunity to purchase this most attractive large, detached property situated in a quiet residential location within a short walk of the popular town of Ottery St Mary. The hotel, which is still trading, now has planning for change of use to a residential property and is suitable for uses such as a large home or multi-generational living, bed and breakfast or holiday lets. There is also the potential of conversion to two or more properties or possibly a public house with large beer garden and guest rooms (subject to planning). The older thatched part of the property is Grade II Listed (details held on file by agents).

This partially thatched property enjoys a secluded country aspect at the edge of the historic town and is set in approximately a third of an acre of beautifully landscaped gardens. It would be ideal as a large family home now that the property has change of use to residential, or it could possibly be split vertically into two houses, subject to the necessary planning permission. The current layout could be easily converted to offer spacious living accommodation, kitchen and dining room and large bedrooms with en-suite facilities whilst still retaining the modern annexe which has a separate front door.

OUTSIDE

To the front of the property is a gravel driveway with parking for over 25 vehicles. An attractive landscaped pathway leads to the front door and to the rear is a large terrace which overlooks a mature and impressive landscaped garden with well stocked flowering borders, sweeping lawns and further specimen plants and trees. There are a number of outbuildings currently being used as freezer and store rooms but could be used for a variety of needs.

The town centre with its many amenities is close by and can be accessed via a pleasant level stroll through The Land of Canaan town park.

METHOD OF SALE

Offers are invited in the region of £895,000 for the freehold property.

DIRECTIONS

Upon entering Ottery St Mary from the west, go over the River Otter bridge & turn left after approx. 100m into Tumbling Weir Way. Bear right at the end of this private road past the Otter Mill and continue past the McCarthy and Stone retirement apartments on the right. The property and private parking area can be found at the end of the road.

VIEWING

Please contact Philip Taverner at KLP or our joint agents, Hall & Scott in Ottery St Mary on 01404 812000 to arrange a viewing.

PLANNING

East Devon District Council granted full detailed planning permission (Ref.23/0694/FUL) for change of use from hotel and restaurant to C3 (dwellinghouse) with ancillary land (comprising parking and garden) on 13th July 2023. Copies of the plans and planning permission are available from the agents.

SERVICES

The existing property is connected to mains services, however, all interested parties should make and rely upon their own enquiries of the relevant services providers with regards to any potential re-development of the property.

CONTACT – REF: 933/PT/R2



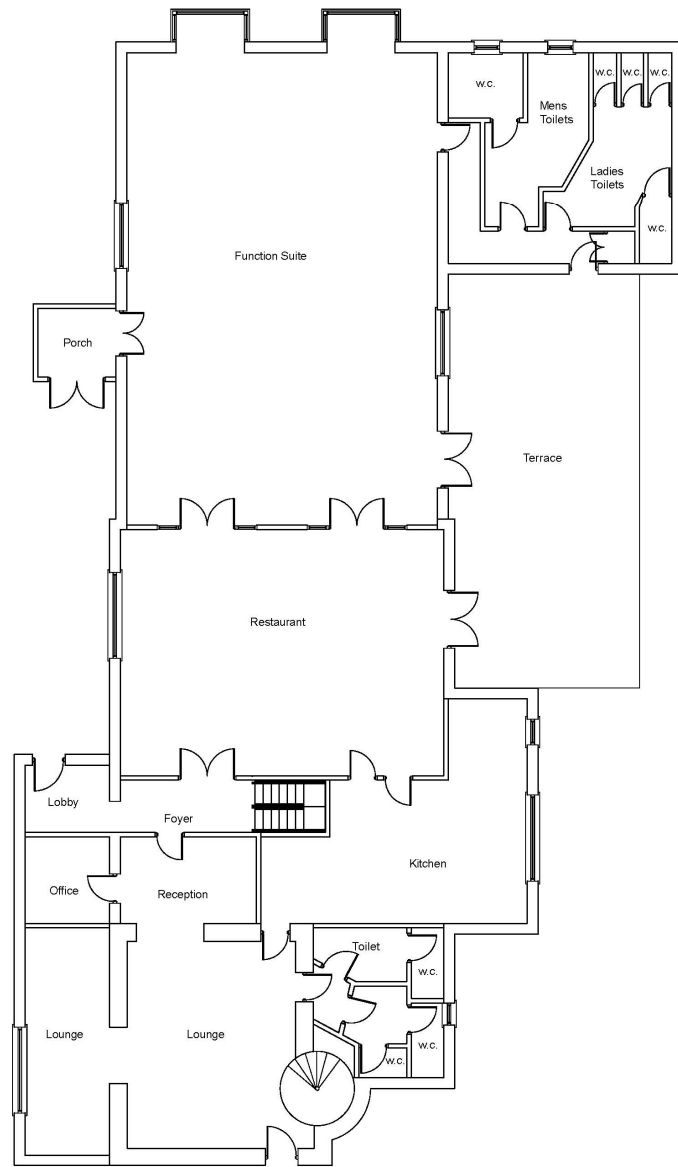
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Topsham, Exeter, EX3 0DB

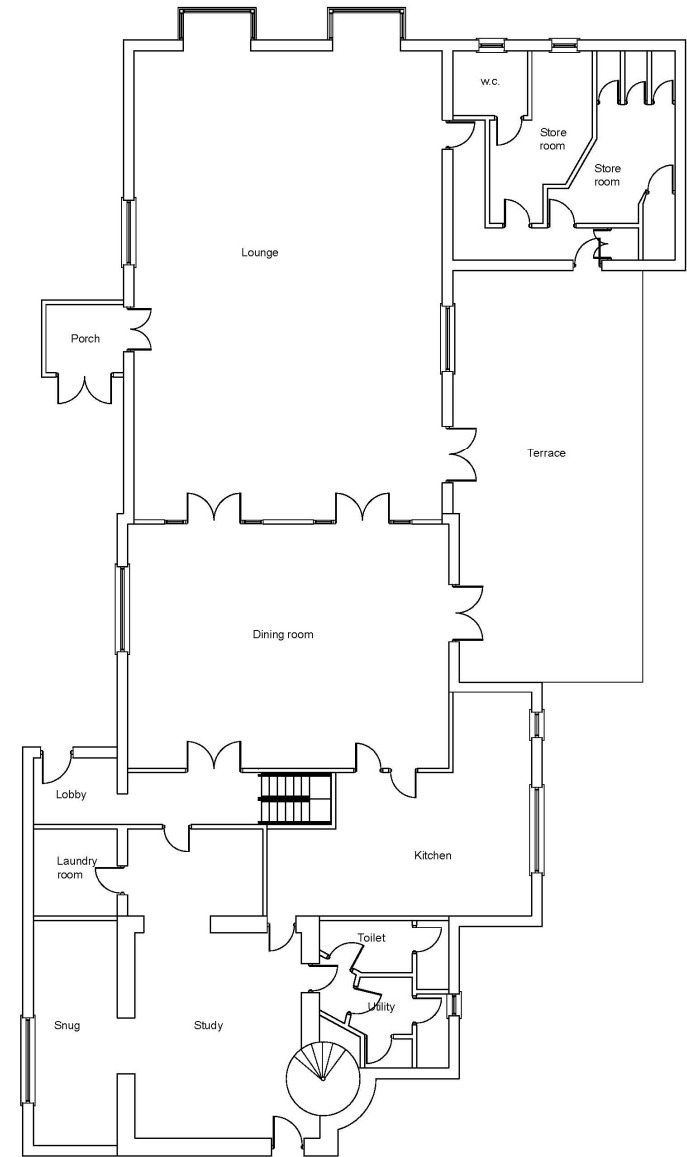
Email: philip@klp.land

Tel. 01392 879300 or 07866 522910

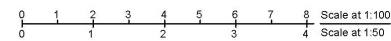
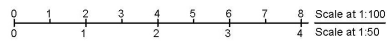
EXISTING & PROPOSED GROUND FLOOR PLANS (not to scale)



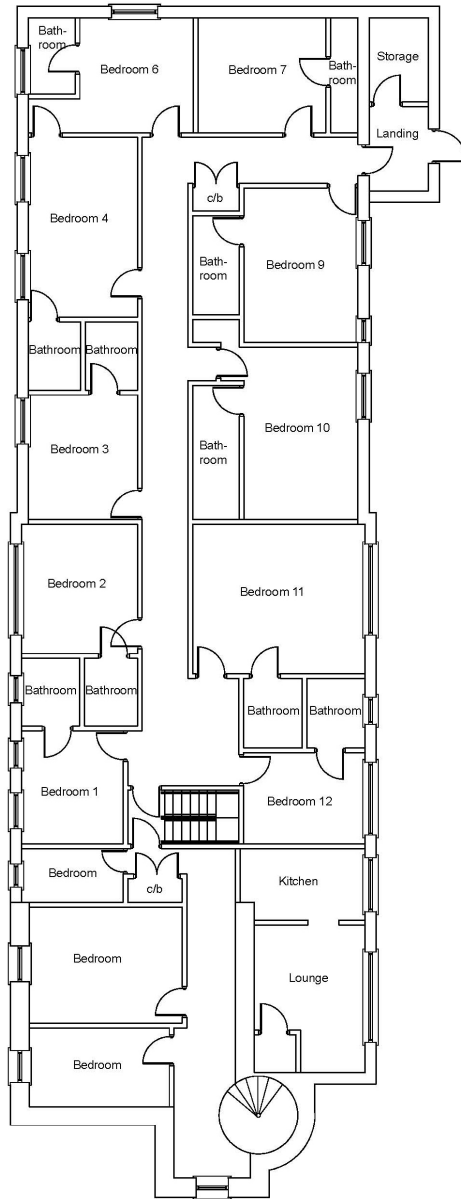
TUMBLING WEAR HOTEL OTTERY ST MARY
EXISTING GROUND FLOOR PLAN
SCALE 1:100



TUMBLING WEAR HOTEL OTTERY ST MARY
PROPOSED GROUND FLOOR PLAN
SCALE 1:100



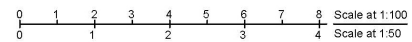
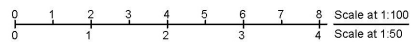
EXISTING & PROPOSED FIRST FLOOR PLANS (not to scale)



TUMBLING WEAR HOTEL OTTERY ST MARY
EXISTING FIRST FLOOR PLAN
SCALE 1:100

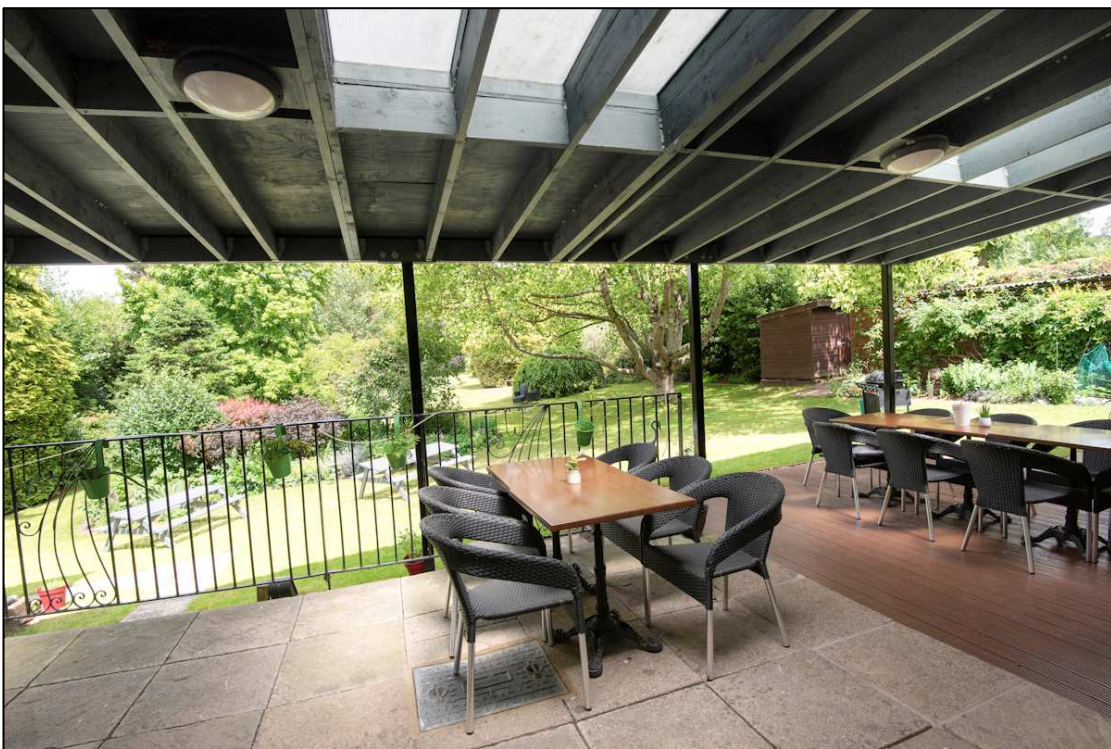


TUMBLING WEAR HOTEL OTTERY ST MARY
PROPOSED FIRST FLOOR PLAN
SCALE 1:100





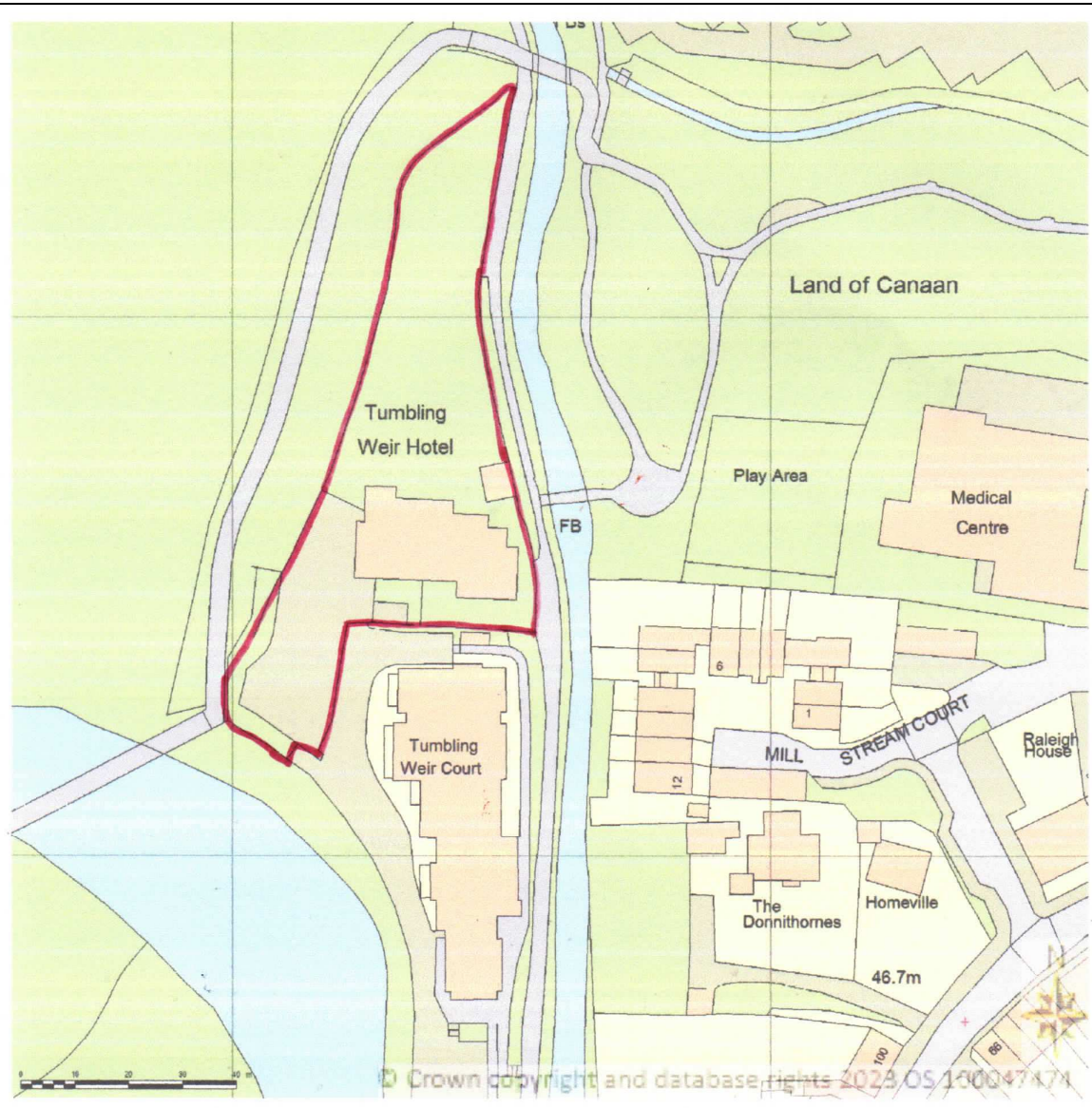
Clockwise from top left: Front from car park, Rear of property, Rear garden looking towards property, Rear terrace looking towards garden



OS Location Plan from Planning Application (not to scale),

This plan is indicative only and should not for part of any contract.

Rear Garden & Lounge Photos





Clockwise from top left: Main Hall, Dining Room, Bedroom, Bedroom with Ensuite

