





# THE WATERING HOLE, MORWELL, TAVISTOCK, DEVON, PL19 8JH

- An impressive leisure complex set in approaching 2 acres, located between the popular market town of Tavistock and The Tamar Valley in West Devon
- A most spacious 6 / 7 bedroom owners family residence with AirBnB / B&B potential
- 3 converted stone barns (one full residential) and a Canadian style log cabin
- A caravan / camping field with five pitches and an adjacent paddock
- Generous grounds, stocked gardens around the cottages and ample parking
- An outstanding home and income / lifestyle opportunity in a desirable trading location

**FREEHOLD - OFFERS IN EXCESS OF £1.15 MILLION**



## LOCATION

The Watering Hole complex is located just a few miles from the popular market town of Tavistock and Dartmoor. The property is also close to the Bere Peninsula, Morwellham Quay and the Tamar Valley with easy access to the River Tamar for kayaking, paddle boarding etc. There is beautiful countryside and walks close by and the thriving market town of Tavistock, Callington, Launceston and the city of Plymouth are all easily accessible. The North and South coasts of the county are both approximately within 45 minutes drive.

## DESCRIPTION

This delightful leisure complex briefly comprises a most spacious owners period residence with accommodation over three storeys, including a large sitting room and a well proportioned farmhouse style kitchen dining room on the ground floor. On the 1st floor are 5 bedrooms and a family bathroom and on the 2nd floor, 2 further bedrooms and bathroom. In part, the house does require some cosmetic improvement, however, offers most spacious family, accommodation with Airbnb / B&B potential. The well appointed, self contained, letting units include three converted stone barns and a Canadian style log cabin. We understand that one of the stone barns has the benefit of residential consent Whilst all other units are holiday use only. The barns have many character features, including exposed stone walls and open beams and are equipped with modern LPG boilers as well as wood burners providing an excellent feature.

**Barn 1 'Smithy'** has a ground floor living room, a spacious kitchen and on the 1st floor, 2 on suite bedrooms.

**Barn 2 'Stable'** has a large open plan kitchen / living area and on the first floor, 3 bedrooms two having adjoining 'children's rooms' and two bathrooms.

**Barn 3 'Shippon'** we are informed that this unit has residential planning consent, currently utilised as extended accommodation, however, could be offered to generate further letting income. It offers ground floor living room and kitchen and three bedrooms and a bathroom on the first floor.

**Canadian style log cabin 'Devon Lodge'**. A superb, rustic log cabin which includes a sumptuous, ground floor, open plan living room with dining and kitchen areas. A timber spiral stairs leads to a mezzanine sleeping area.

Outside, the property in the setting grounds of approximately 1.85 acres, comprising landscape gardens around the house and barns and 2 sizable paddocks, one utilised as a small scale caravan site with consent for 5 pitches with electric hook ups. We are sure discerning purposes will recognise that the Watering Hole leisure complex offers an excellent home and income / leisure lifestyle opportunity in a desirable trading location between Dartmoor and the Tamar Valley.

## SERVICES

Mains electricity plus photovoltaic array. Mains water and private drainage. Oil and LPG heating.

## COUNCIL TAX & BUSINESS RATES

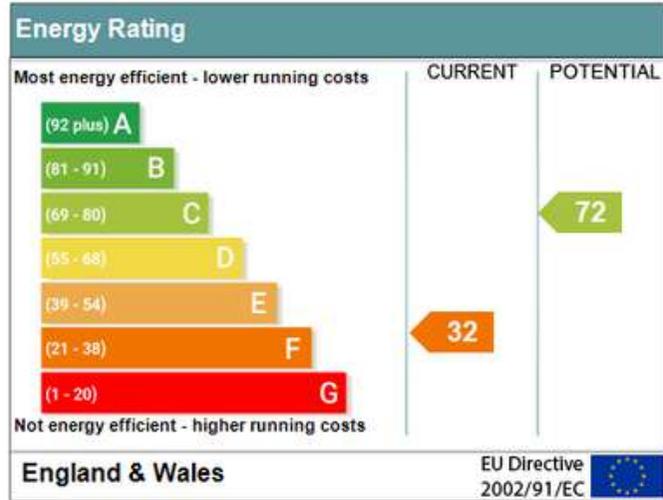
The Council tax band for the main house is F and barn 3 'Shippon' is D. The letting units are subject to business rates with a ratable value of £7,200. (VOA website 2023 list) However, under the small business rate relief allowance, no rates are paid at present. Prospective purchases should confirm actual rates payable with the local billing authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## FIXTURES & FITTINGS

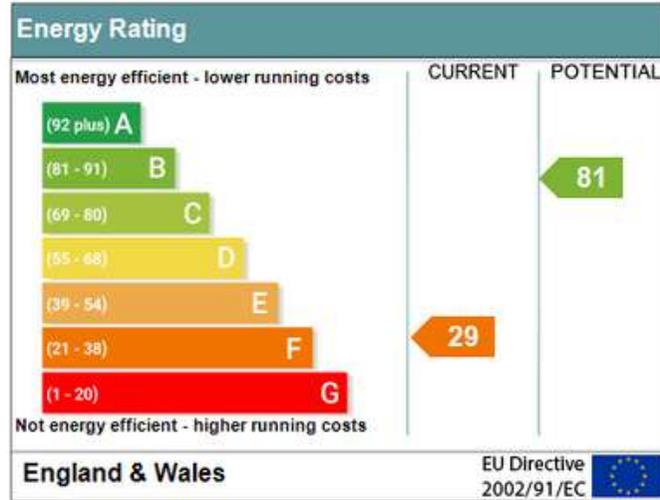
The normal fictional fittings associated with the letting properties are included in the sale and a detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

# EPC

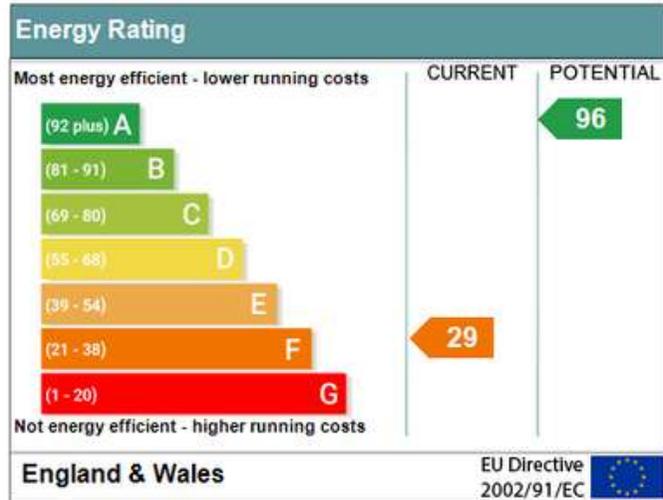
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RRN:



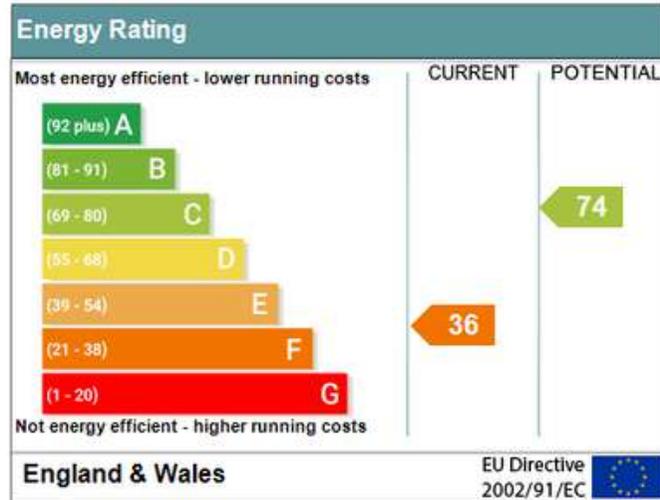
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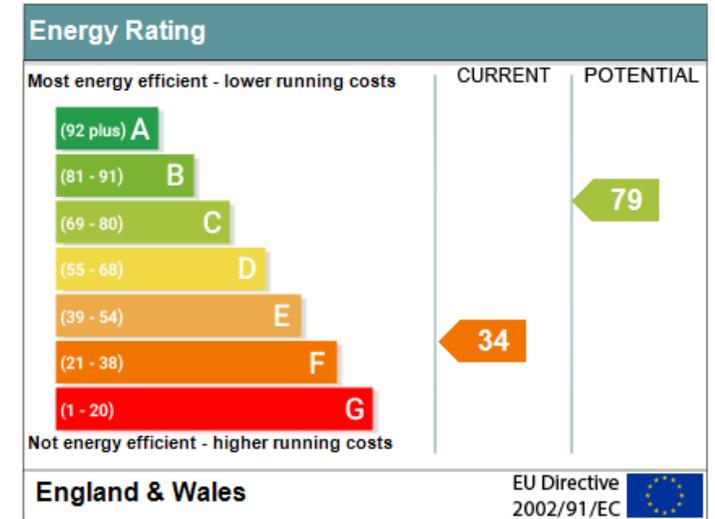
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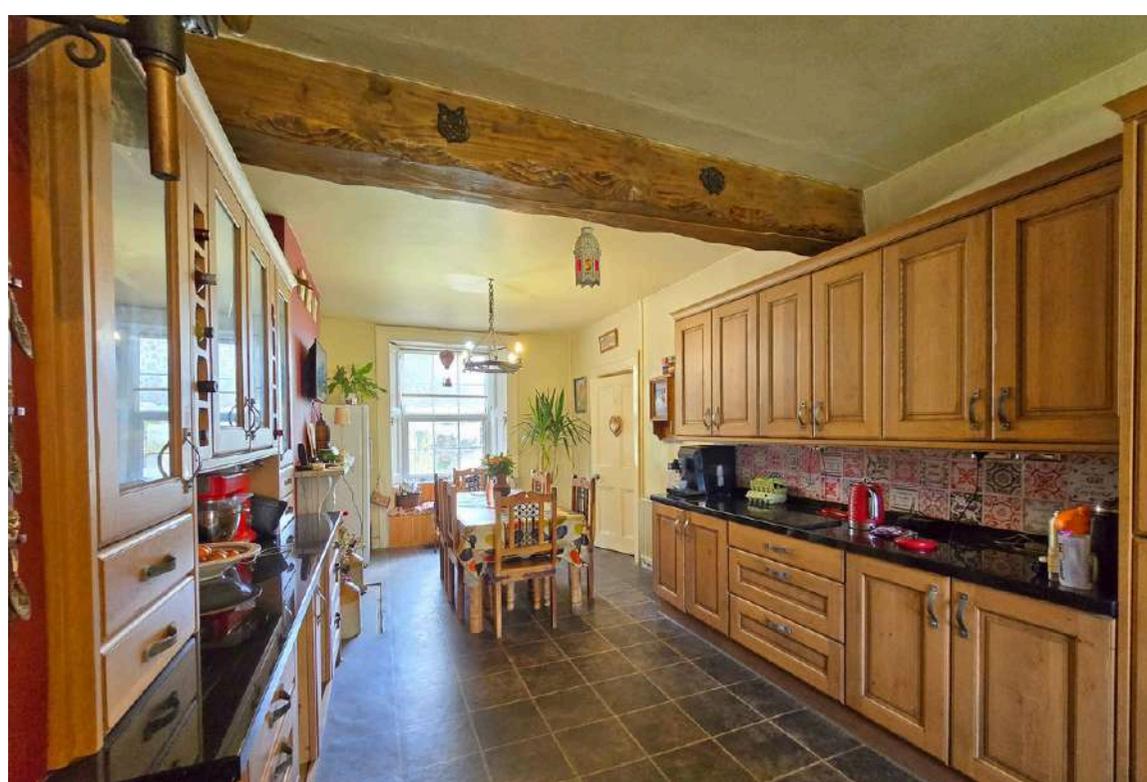


Address: The Shippon, The Watering Hole, Road From Harvest Home...  
RRN:



Address: The Devon Lodge, The Watering Hole, Road From Harvest...  
RRN:

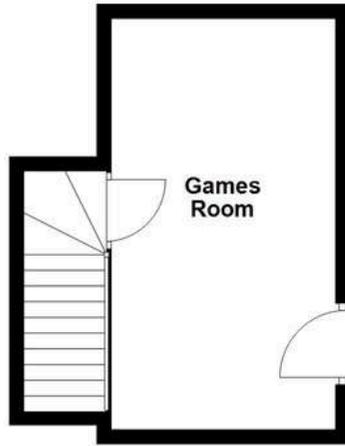




# THE MAIN HOUSE

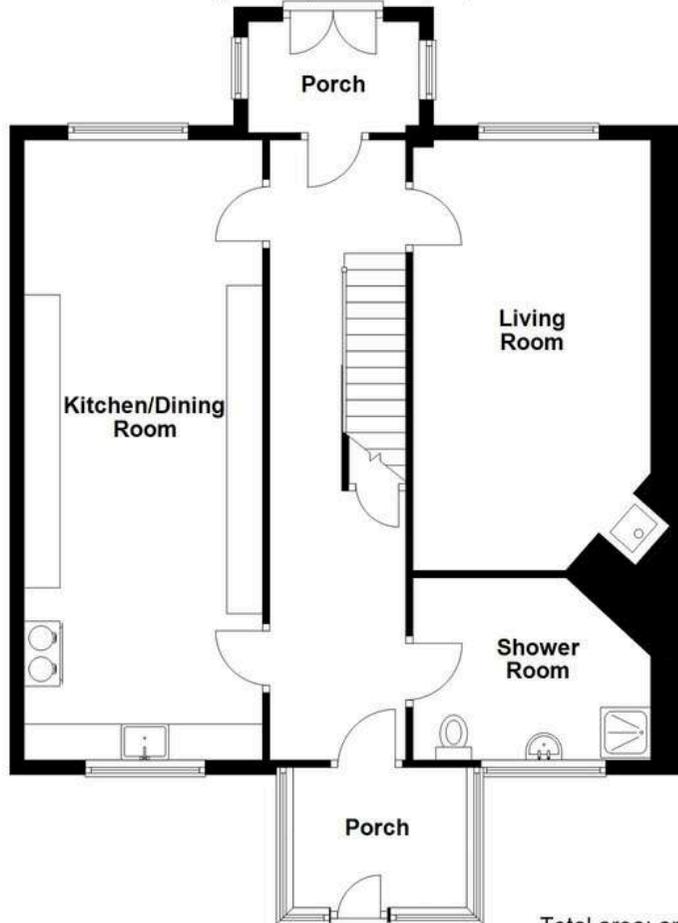
## Basement

Approx. 21.9 sq. metres (236.2 sq. feet)



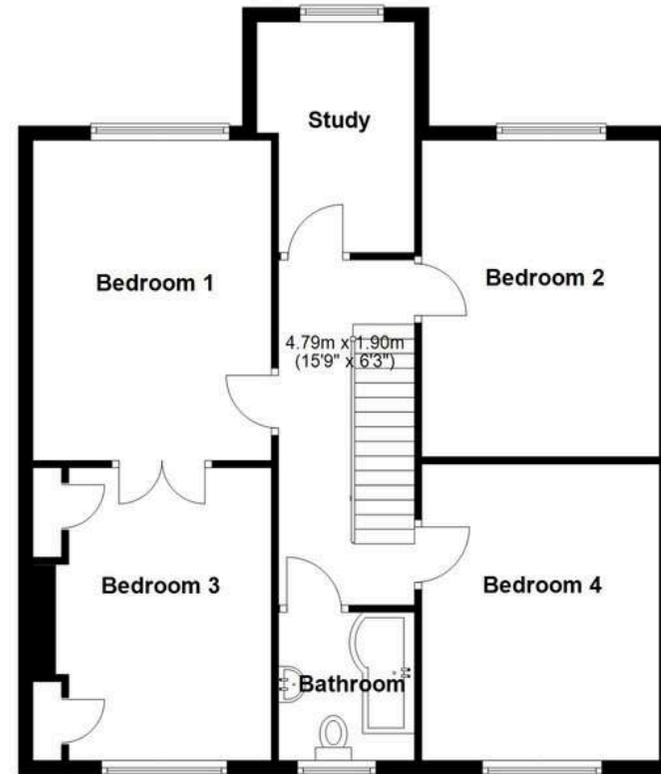
## Ground Floor

Approx. 86.7 sq. metres (933.3 sq. feet)



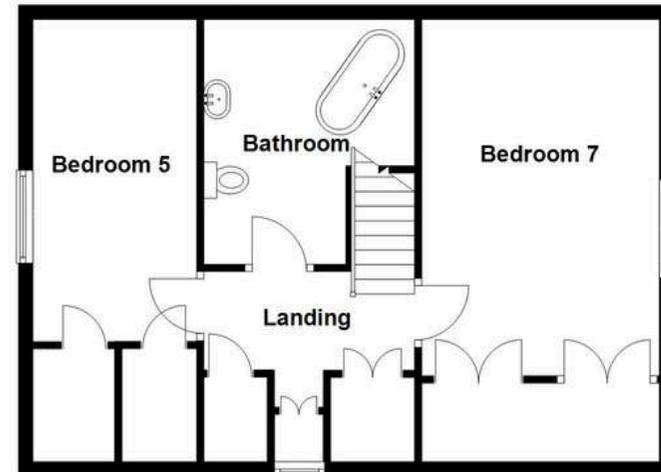
## First Floor

Approx. 79.0 sq. metres (849.9 sq. feet)



## Second Floor

Approx. 53.7 sq. metres (578.3 sq. feet)

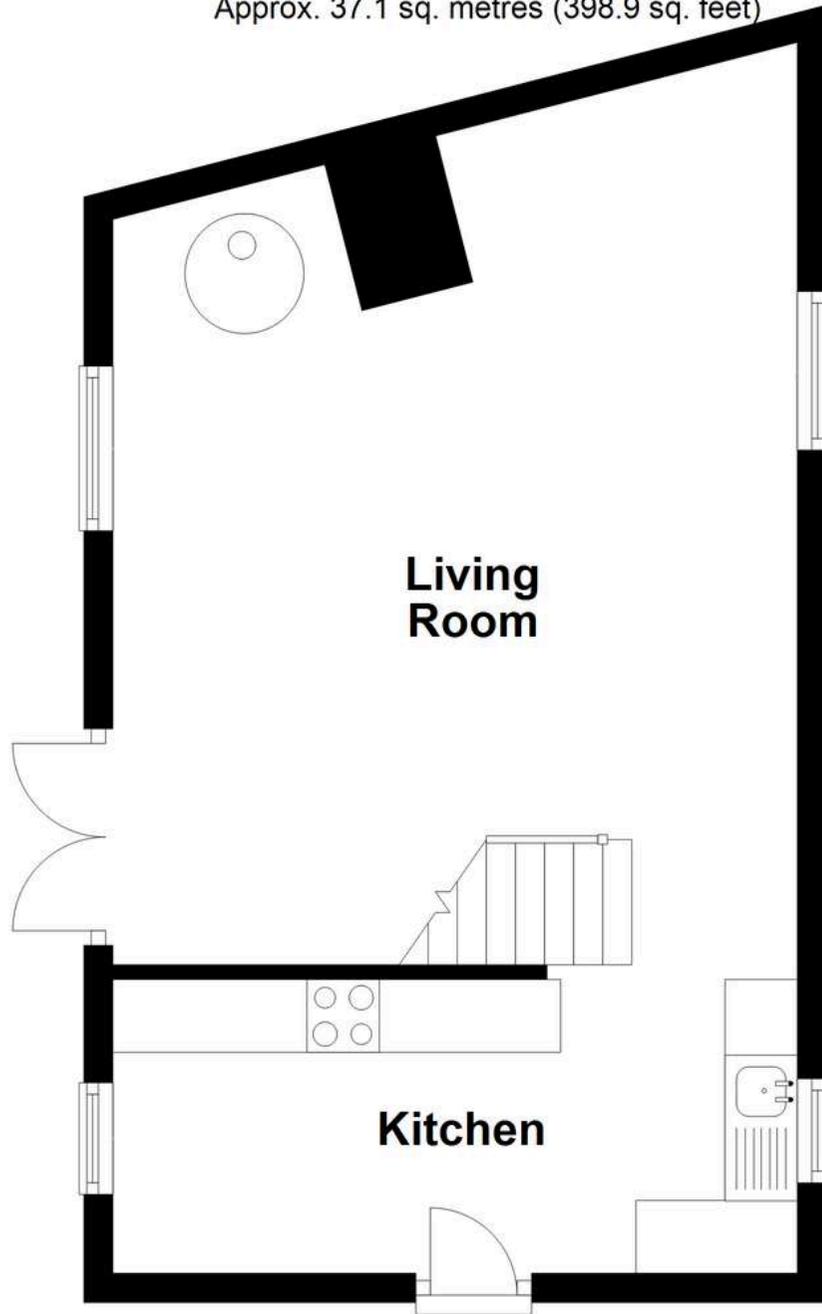


Total area: approx. 241.3 sq. metres (2597.7 sq. feet)

Produced by Energy Performance Services for identification purposes only.  
Plan produced using PlanUp.

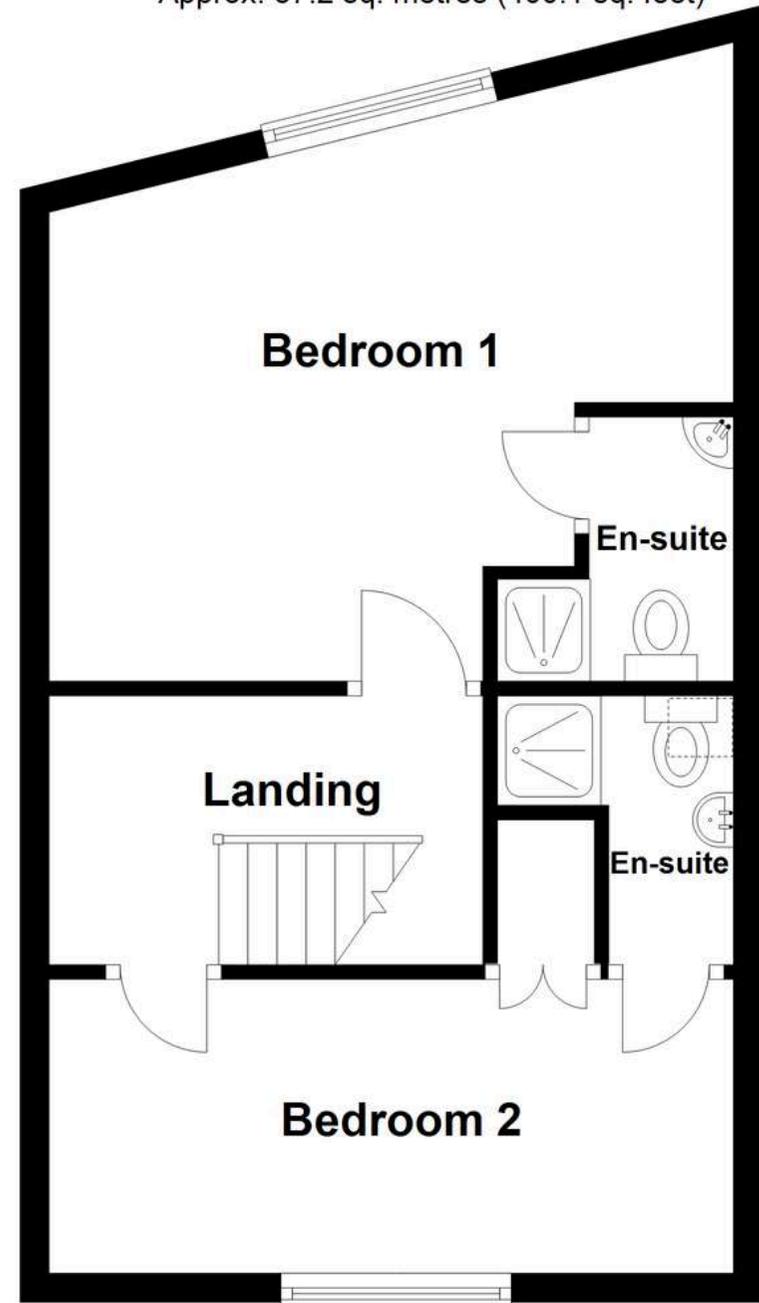
### Ground Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



### First Floor

Approx. 37.2 sq. metres (400.1 sq. feet)



**Total area: approx. 74.2 sq. metres (799.1 sq. feet)**

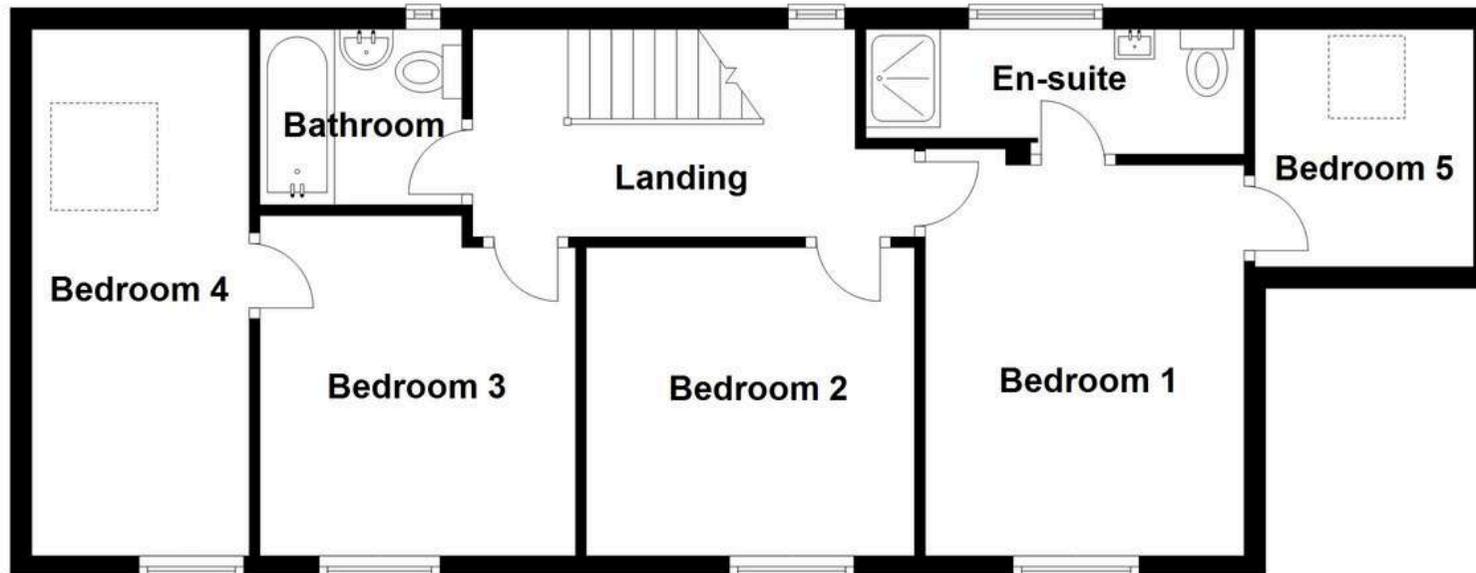
## Ground Floor

Approx. 56.0 sq. metres (602.3 sq. feet)



## First Floor

Approx. 60.7 sq. metres (653.7 sq. feet)

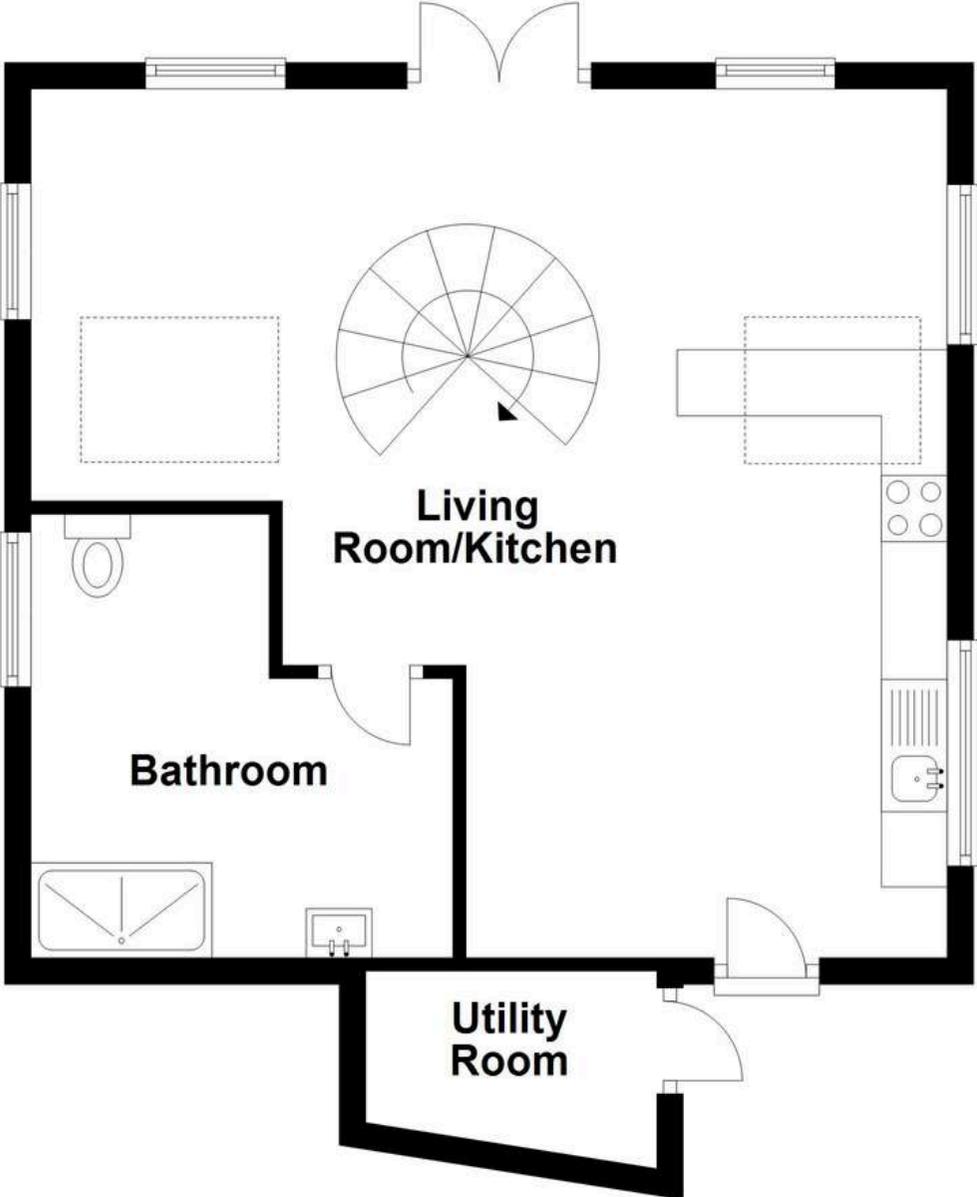


Total area: approx. 116.7 sq. metres (1256.1 sq. feet)

# DEVON LODGE

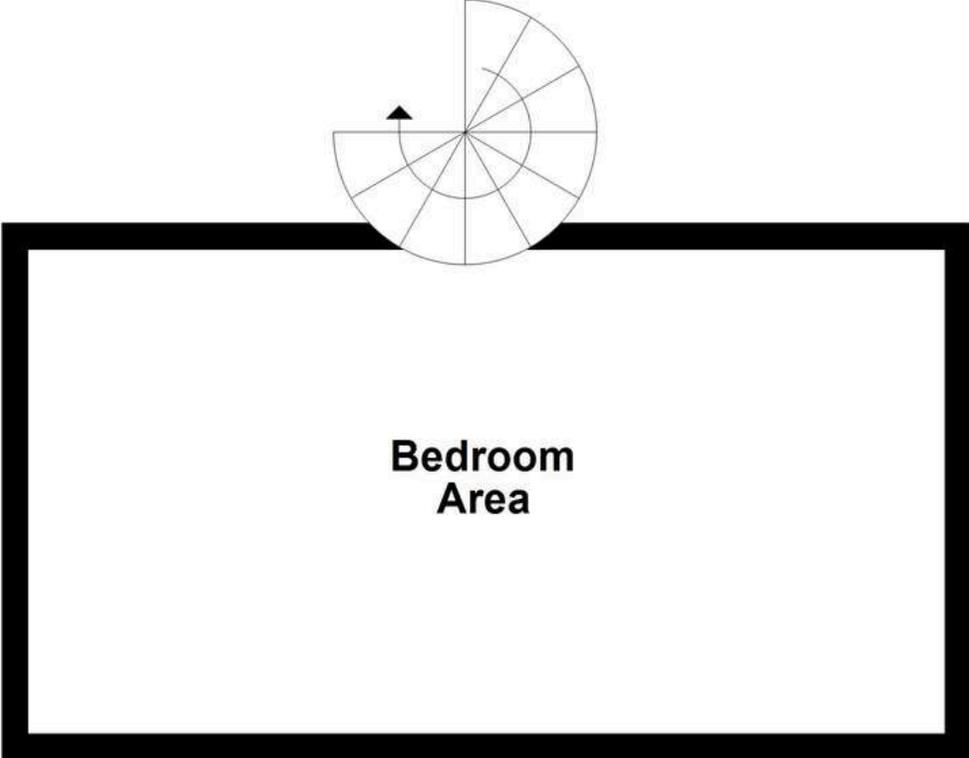
## Ground Floor

Approx. 48.8 sq. metres (525.4 sq. feet)



## First Floor

Approx. 25.4 sq. metres (273.8 sq. feet)

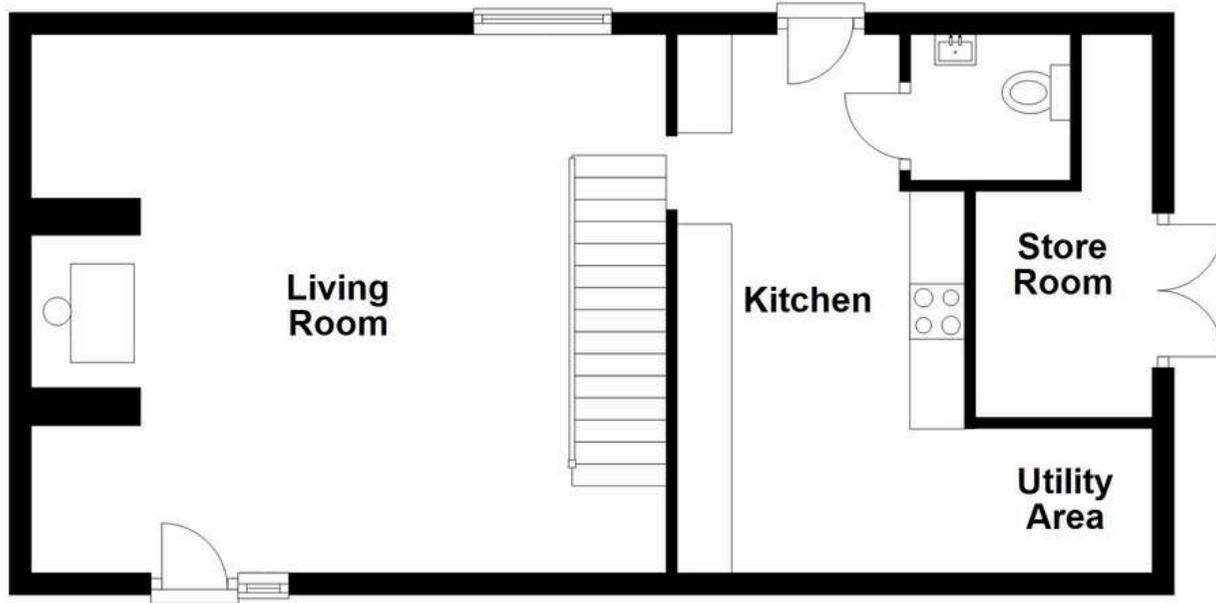


Total area: approx. 74.3 sq. metres (799.2 sq. feet)

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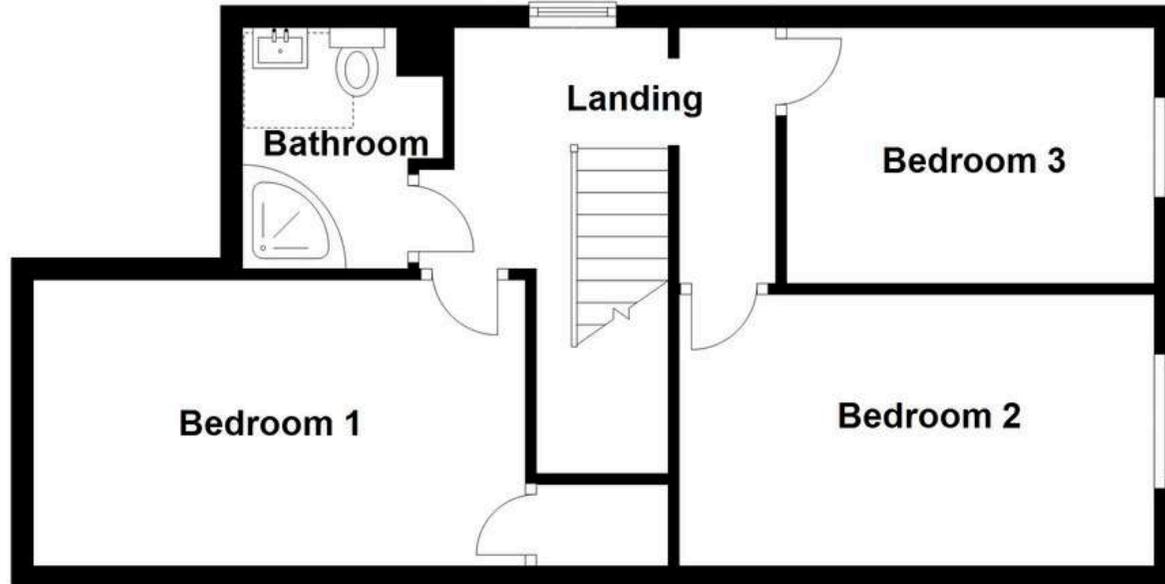
**Ground Floor**

Approx. 50.1 sq. metres (539.2 sq. feet)



**First Floor**

Approx. 45.7 sq. metres (492.0 sq. feet)



Total area: approx. 95.8 sq. metres (1031.2 sq. feet)



## THE BUSINESS

This idyllic, family run self catering leisure complex principally trades from April to mid-October, offering two, well-appointed cottages, the popular log cabin and five touring / tent pitches. The average turnover has been in the region of £55,000 over recent years through the Airbnb platform.

The third cottage, currently occupied by family, could also be let to enhance sales in addition to the B&B potential in the main house if desired.

## PRICE

Offers in excess of £1.15 million.

## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the joint selling agents.

SBC Property

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Falmouth Road

Truro

Cornwall TR1 2HX

**FAO :** Russell Weetch MRICS

**TEL :** 07825 735465

**EMAIL:** russell@sbcproperty.com



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