



# Grattons Cedar Lodges Hagginton Hill





# Grattons Cedar

Berrynarbor, Ilfracombe, Devon EX34 9SB

A successful and profitable holiday letting business, beautifully situated just a mile from the North Devon coastline.

- 10 Cedar holiday lodges
- Significant business turnover
- 1 mile North Devon coast
- Potential for further development (STP)
- Edge of village location
- Outstanding views
- In all about 2.2 acres
- Freehold

Guide Price £650,000

## Introduction

A highly popular and profitable business, lying in one of the most in demand areas of the South West, with its fabulous beaches and rugged coastline.

Currently managed offsite, this property provides the platform to walk into a going concern that has the potential to be managed from anywhere, making it the obvious choice as a pure investment or a more hands on management style and living locally.





### Situation

The property lies on the edge of the village with fantastic views over the village across to the countryside and sea beyond. Berrynarbor offers a community post office and store, 13th century village Inn, Church and primary school with outstanding OFSTED rating. The popular North Devon costal village and beach at Combe Martin is about 2 miles, Watermouth Bay is also a popular beach and about 3 ½ miles away is the town of Ilfracombe. Wide open sandy surfing beaches in the Woolacombe area are approximately 9 miles and the village is just outside the Exmoor National Park boundary, so easily accessible. Barnstaple, the Regional centre, is 11 miles and houses the area's main business, commercial, leisure and shopping venues as well as District Hospital. At Barnstaple there is access to the North Devon Link road leading through to Junction 27 of the M5 and where Tiverton Parkway offers a fast service of trains to London Paddington in just under two hours.

### The Business

Grattons Cedar Lodges comprise a property extending to approximately 2.2 acres and from the lane the drive enters the site with the 10 lodges occupying the initial area. Of the 10 lodges, 5 are 1 bedroom and the other 5 are 2 bedroom. They have all been refurbished in recent years and offer well-presented accommodation both inside and out. Beyond this the grounds form sloping grass for recreation and dog walking, beyond which is rough pasture and some trees. At the top of the land is a landscaped area for picnicking and BBQ's with the most tremendous views over the village and countryside out to sea. Within these open areas there is further expansion potential subject to the necessary consents. The site has planning to be open between 15th March and 15th January (10 months) with a 4-week maximum occupancy. The lodges are currently let through Hoseasons and have good occupancy rates. Further information and images can be found at [www.grattons.co](http://www.grattons.co) Accounts can be made available to bona fide buyers after an initial viewing.

### Services

Main electric, Water and private drainage.

### Outgoings

Grattons Cedar Lodges has a rateable value of £12,500  
EPC not required due to no main residential home

### Local Authority

North Devon District Council  
<https://www.northdevon.gov.uk/>

### Viewings

Strictly by appointment with Stags Holiday Complex Department

### Disclaimer

These details are a guide only and not to be relied upon for any purpose.





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