

Boutique Vineyard, Camping, 2.8 Acres

Saunton Vineyard, Broad Lane, Lobb, Braunton, EX33 1JF

Offers In Excess Of

£180,000



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Stunning Location, Boutique Vineyard, Camping, about 2.8 Acres

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An incredible business and lifestyle opportunity. Set on a south westerly slope overlooking farmland, away over the UNESCO area and to Braunton Burrows, Sauntton Sands, Bideford Bay and the surrounding coastline down to Hartland point is this 2.8 acre BOUTIQUE VINEYARD with camping.

Established in 2019 the current owner has planted non-traditional red and white grape varieties to produce still, sparkling and pet nat styles of English wine. Working with nature the intent has been to keep the vineyard as wild and low input as possible.

The property is just over 2 miles inland from the magnificent beach and golf course at Sauntton with views over Bideford Bay a little further along the coast is the pretty coastal village of Croyde again with its sandy beach and further beyond Putsborough, also renowned for its surfing and beyond the vast expanse of beach at Woolacombe the whole area blessed with incredible beaches with associated facilities of surfing, fishing, coastal orienteering and hang gliding and the stunning south west coastal pathway.

To the east, about 2 miles, Braunton, reputed to be the largest village in England with its wide variety of popular inns, coffee shops and restaurants together with a Health Center, Bowling club and tennis court with Barnstaple the ancient borough and administrative centre for North Devon being a further 5 miles to the east offering live theatre, new leisure centre. indoor tennis centre and direct access onto the much improved A361 North Devon Link road connecting North Devon through to junction 27 on the M5 motorway to the east side of Tiverton where there is also the Parkway railway station.

Locally at Braunton there is access onto the Tarka Trail for those who enjoy cycling and walking which runs along the banks of the Rivers Taw and Torridge through to Barnstaple, onto Instow, Bideford and beyond with a number of café's en route.

DETAILS

On the site there is a detached stone barn under a pantile roof about 15' x 12'. This has a modern extension to one side to storage, an earth closet and a pergola frame on its on view side.

The business. This has been established since 2019 on the south west facing slope with all of the wine sold being produced on site which means they can produce more craft batches of wine and play around with individual styles to suit the conditions and harvest.

Please note the website and Instagram sites ----
Sauntun Vineyard ---- for more pictures and information.

They are fortunate in many ways with the location, the proximity to the coast, height above sea level and sea breeze reduces the threat of frost and disease. They actively encourage rewilding with the abundance of wildlife in the area being incredible and no herbicides or insecticides are used.

Eight specific low intervention natural wines are produced from the two grape varieties grown (solaris - white, rondo red); white & rose sparkling and pet-nat (semi-sparkling) wines and four still wines (white, orange, rose and red).

The current owners run regular tours and tastings where you get a chance to sample three of the wines and also host events on site with 40-70 people.

At the lower end of the site there is also a grassed area that is utilised for camping



VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-





DIRECTIONS

SS 472/377 Approaching Branton on the A361 as from Barnstaple at the lights in the village centre take the left turn on to the B3231 as to Saunton, Croyde and Putsborough. After about a mile carefully turn right signed Lobb, opposite the left turn to Branton Burrows. Proceed to the first junction. Turn right and immediately to your right before a bungalow, there is the main access to Saunton Vinery. Using what3words free app for mobile phones entre the words [///dented.amplifier.types](https://www.what3words.com/)

VIEWING

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