

# Beaconside Country Estate

BIDEFORD



# Beaconside Country Estate is more than just a home — it's a lifestyle, business opportunity, and a private sanctuary.

Beaconside Country Estate is more than a property; it is a lifestyle, a business and a sanctuary rolled into one. Few estates combine such a wealth of character, accommodation, leisure facilities and income-generating potential in a setting of such natural beauty.

For those seeking a private country residence with scale and grandeur, a boutique hospitality venture, or a rare investment opportunity in one of England's most desirable regions, Beaconside is a proposition of the highest calibre.

- 25-acre private estate in the heart of North Devon
- Elegant 8-bedroom Victorian Manor House with period charm
- Cottages and woodland lodges offering flexible guest or rental accommodation
- Spectacular oak-framed Party Barn and Glasshouse for entertaining and events
- Superb leisure facilities including indoor/outdoor pools and hot tub
- Outstanding income potential alongside lifestyle appeal







## The Manor

The beating heart of the estate, the Manor is an eight-bedroom Victorian residence of exceptional scale and charm. Built in the 1840s, it remains a home of grandeur, where soaring ceilings, fine cornicing, and large sash windows create elegant, light-filled interiors. Period details, including original fireplaces and tiled floors, blend seamlessly with modern comforts, ensuring the house feels both historic and welcoming.

Generous reception rooms flow effortlessly — from the formal dining room and grand entrance hall to the double-aspect lounge, cosy snug and large kitchen with informal dining space. The layout has been designed for entertaining, yet remains entirely suited to comfortable family life. Upstairs, eight bedrooms, five of them en-suite, provide luxurious accommodation with scale and character rarely found today.

The Manor lends itself to many roles: an imposing family home, a flagship holiday let, or a private retreat within a wider estate business.





## Cottages

Clustered around the estate are four beautifully appointed cottages, each designed with comfort, privacy and character in mind. From romantic one-bedroom hideaways to spacious three-bedroom family homes, they cater perfectly to a variety of guests. Private patios, wood-burning stoves and thoughtful interior design give each its own charm, while all enjoy access to the estate's superb shared facilities — including two swimming pools, a vast hot tub, and landscaped gardens.

Whether used for extended family, friends, or guests, these cottages enhance the estate's flexibility while providing immediate income-generating potential.

## Woodland Cabins

Perhaps the most enchanting part of Beaconside is its collection of nine luxury woodland lodges, each tucked away within 20 acres of ancient forest. These cabins provide the ultimate escape into nature: private, peaceful, and beautifully styled. Each comes with its own kitchenette, bathroom and firepit — allowing guests to immerse themselves in the beauty of Devon without sacrificing comfort.

They represent a ready-made lifestyle business, perfectly attuned to the thriving short-stay and experiential holiday market. Just as easily, they could be retained for private use, offering family and friends the joy of an off-grid woodland escape without ever leaving home.





## Grounds & Outbuildings

Extending to approximately 25 acres, the estate grounds are a seamless blend of manicured gardens, open lawns, and enchanting ancient woodland. Formal planting frames the Manor, while sweeping vistas create a sense of grandeur and arrival. Beyond lie meadows and woodland trails that invite exploration, adventure and quiet reflection.

Lifestyle is at the core of Beaconside, with facilities designed to be enjoyed year-round. An indoor heated pool offers year-round swimming, complemented by a large outdoor pool for summer days. The super-sized hot tub provides a gathering point with views over the estate, while a games room ensures there is always something to enjoy – whatever the weather.



# The Party Barn

The centrepiece of the leisure and events offering is the spectacular oak-framed Party Barn. With soaring vaulted ceilings, exposed beams wrapped in fairy lights, and bi-fold doors opening onto terraces and lawns, it is a space designed to impress. Flooded with natural light by day and transformed into a magical setting by night, it accommodates up to 150 seated guests or 200 for larger gatherings.

Adjoining the barn, the Glasshouse provides an atmospheric indoor-outdoor extension, equally suited to cocktail receptions, wellness classes, or intimate dinners. Together, they form an incredibly versatile events hub, with the scale and elegance to host anything from private celebrations to retreats, exhibitions or brand experiences.

# Income Potential

Beaconside has been meticulously developed to offer a wide range of revenue streams without compromising its integrity as a private country estate. The Manor, cottages and woodland lodges can all be operated as holiday accommodation, with the flexibility to target family gatherings, wellness retreats, corporate getaways or romantic short breaks.

The estate is perfectly positioned to capture year-round demand in North Devon's booming holiday market, with multiple unit types appealing to different visitor profiles. For an owner, this represents both a lifestyle and an investment: a private country home that also generates a significant income stream if desired.





## Location

Beaconside Country Estate lies in one of North Devon’s most coveted positions: secluded yet accessible, private yet perfectly placed for all the best the region has to offer. Only three miles from the historic port town of Bideford, this extraordinary 25-acre estate sits amid rolling countryside, framed by ancient woodland and a patchwork of fields that seem to stretch forever.

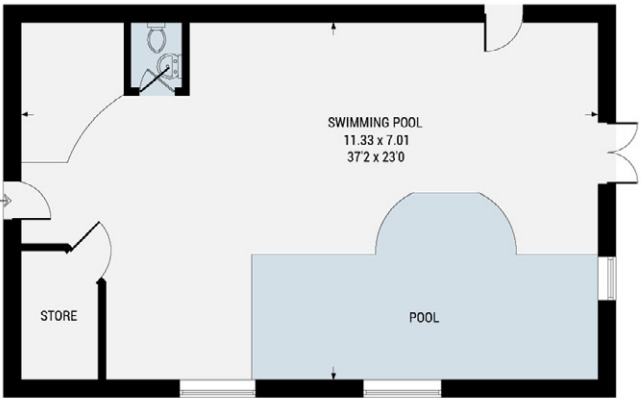
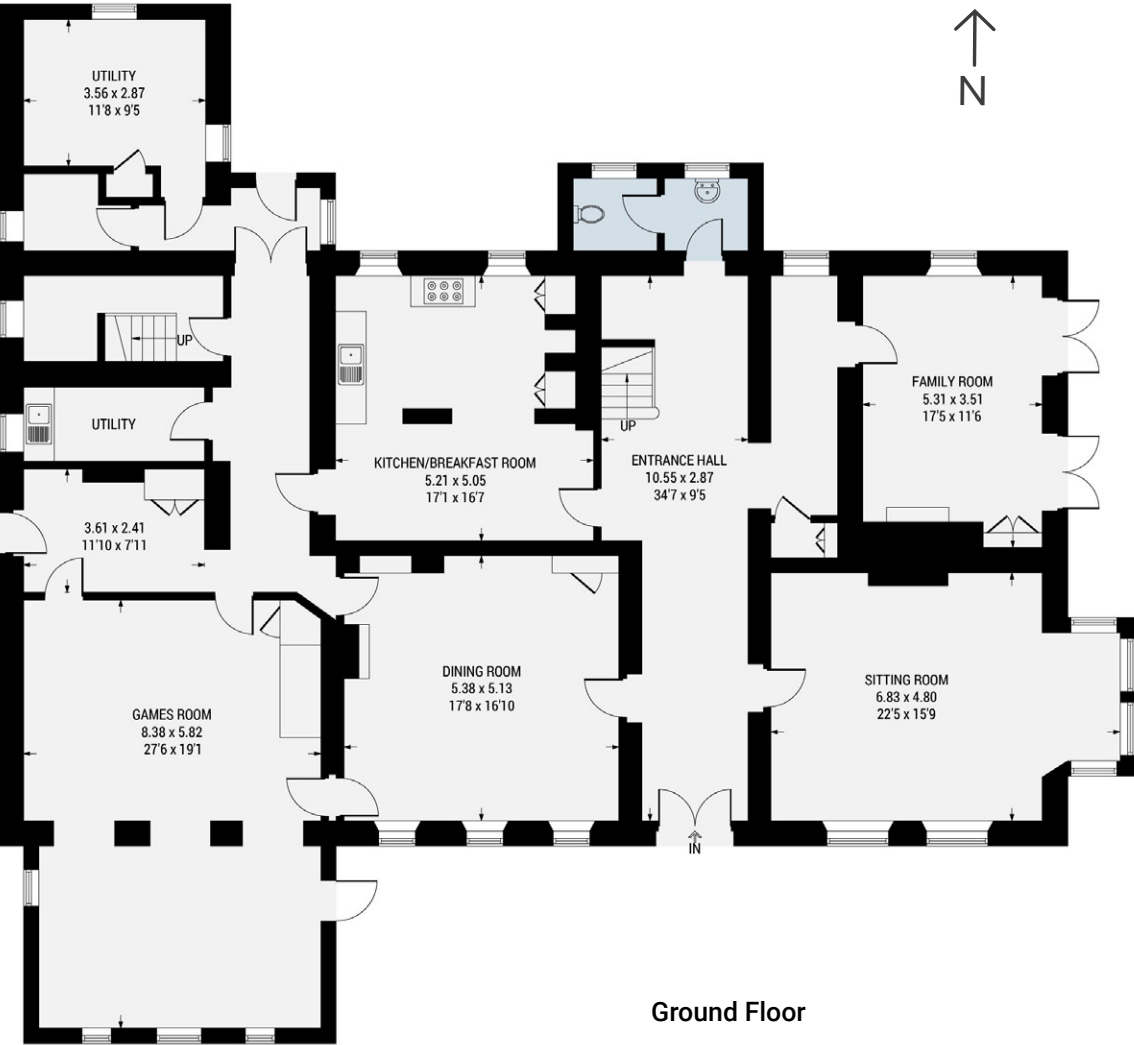
Within ten minutes, you can be walking the golden sands of Westward Ho! or Instow, exploring the winding streets of Appledore, or cycling the world-renowned Tarka Trail. Golf enthusiasts are spoilt with Royal North Devon and Saunton courses close at hand, while Barnstaple, with its rail connections and wider amenities, is just 13 miles away.

This is an estate that offers the rare combination of seclusion, accessibility and lifestyle — a true rural sanctuary with the world on your doorstep.

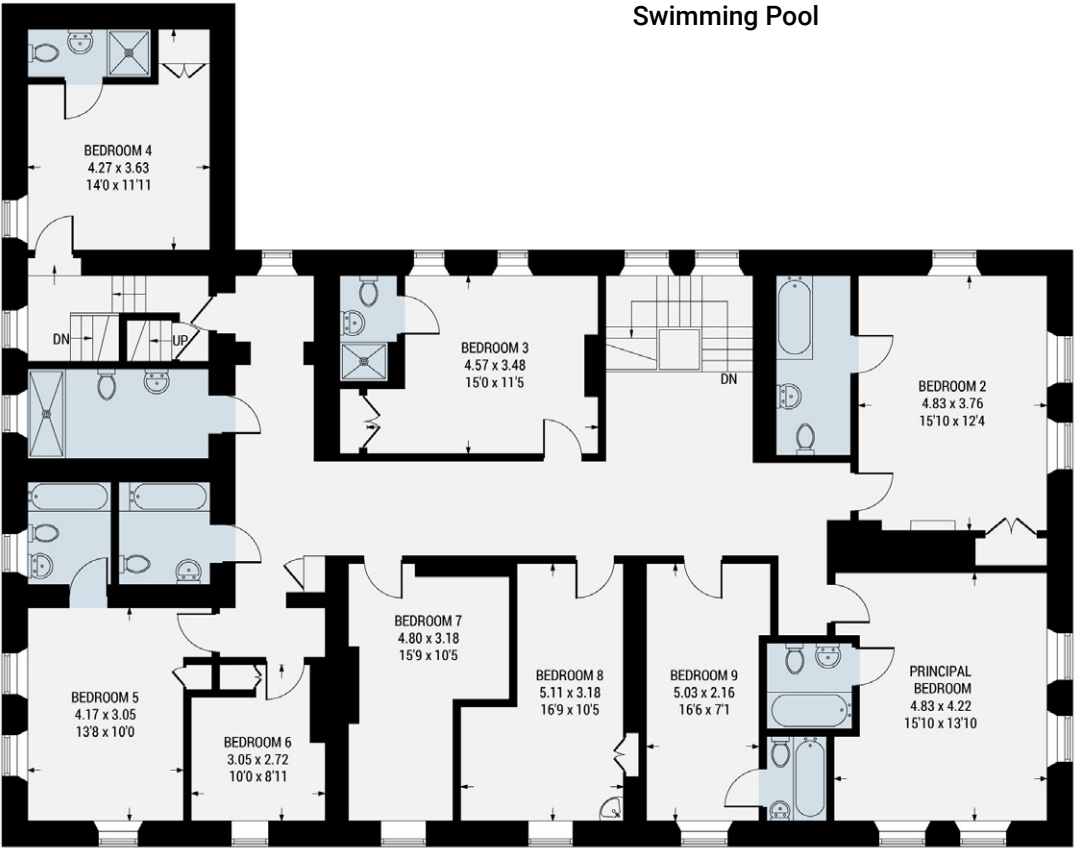
# Floor Plans

## BEACONSIDE MANOR

Approximate Gross Internal Area: 5,324 sq ft (495 sq m)



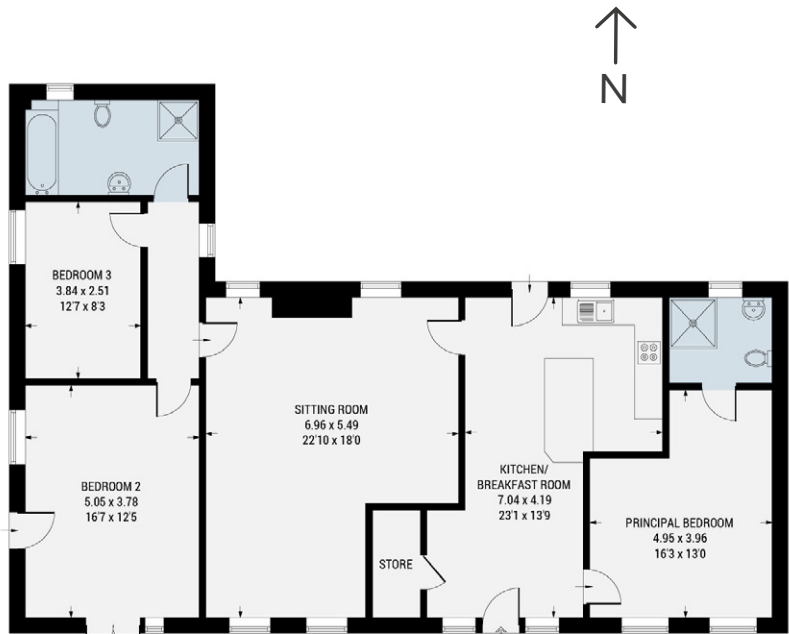
Swimming Pool



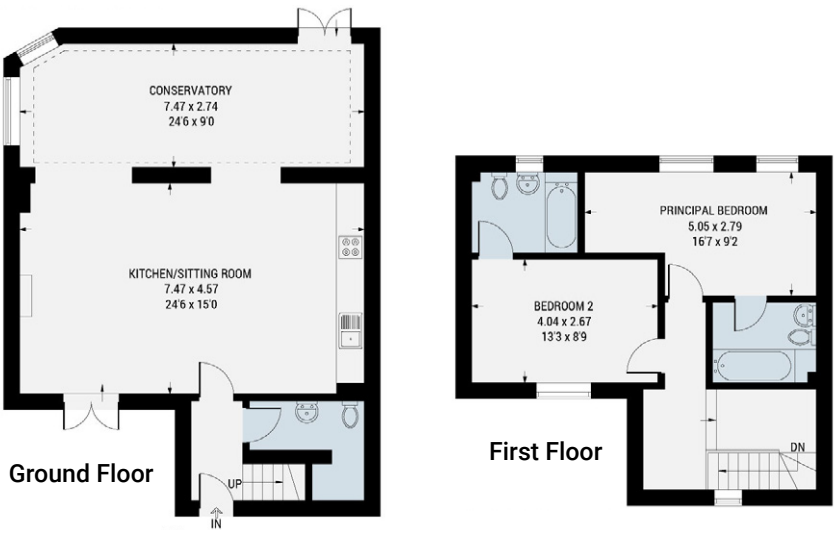
First Floor

# Floor Plans

## COTTAGES



COTTAGE 1



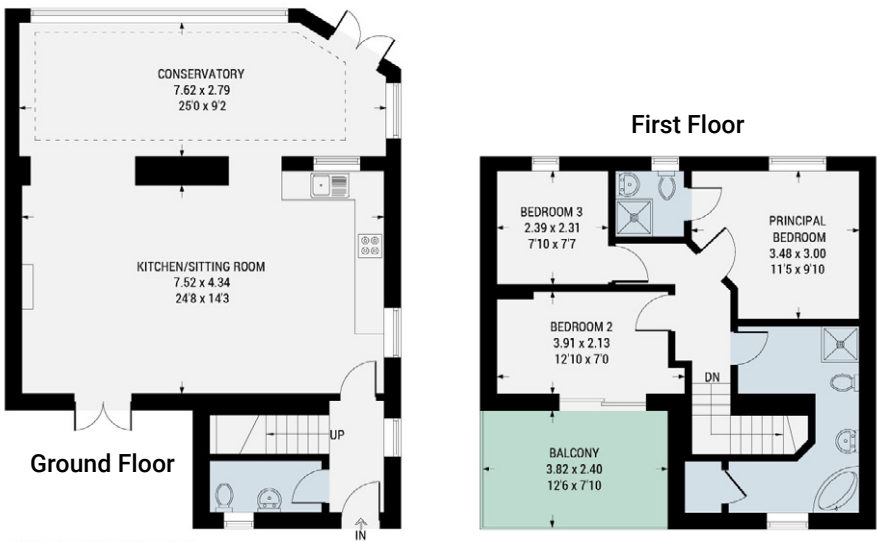
COTTAGE 2

Cottage 1: 1,387 sq ft (129 sq m)

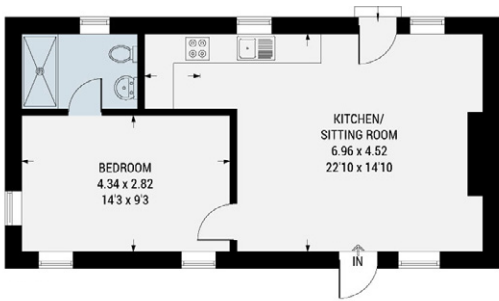
Cottage 2: 1,155 sq ft (107 sq m)

Cottage 3: 1,155 sq ft (107 sq m)

Cottage 4: 855 sq ft (79 sq m)



COTTAGE 3



COTTAGE 4



Jonathan Mowday

For more information or to arrange a private viewing, contact:

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