

Broomhill Estate

MUDDIFORD



Broomhill Estate

MUDDIFORD • BARNSTAPLE • EX31 4EX

Barnstaple 3.4 miles • Exeter 43 miles • Bristol 99 miles
(all distances are approximate)

“An elegant art Hotel and exquisite Sculpture Garden in an attractive woodland setting”

7 individually designed, recently refurbished boutique bedrooms

Artisan restaurant & terrace café

Nationally renowned Sculpture Garden

Bar, lounges & conference room

Art Gallery

Treatment room & hydro pool

Manager's & Owner's accommodation

Opportunity to create additional guest accommodation, STPP

Available in Lots 1 and 2

Freehold



NORTH DEVON

The Property is located in North Devon, a dramatic landscape of coastline, woodland and moorland. Dotted along the coastline are long sandy beaches, which are popular for surfing, as well as local fishing towns providing independent shops and cafés. Barnstaple, located 3.4 miles from the Property, provides a vibrant town with local markets, museums and a bustling high street. Further afield is the Isley Marsh Nature Reserve on the River Taw estuary. It is reachable via the Tarka Trail, a 180 mile route through unspoilt countryside, dramatic sea cliffs and the longest, continuous cycling path in the UK. RHS Garden Rosemoor, one of only 4 RHS gardens open to the public nationwide is 16 miles south of the Property.

Located 11 miles from the Property is Woolacombe Sands, a beautiful stretch of golden beaches providing a great place to surf, kayak, swim or explore rock pools. Exmoor National Park is located approximately 7.8 miles from the Property, offering ancient woodland, rolling moorland, and plunging sea cliffs. The moors are perfect for hiking, riding, cycling and running. The picturesque village of Clovelly, located circa 24 miles from the Property, comprises a privately owned fishing village, offering outstanding Victorian kitchen gardens, quay and bay, fisherman's cottage, Kingsley Museum, and provides trips to Lundy Island.

CONNECTIVITY

Accessed along a tree-lined driveway through the Sculpture Garden, Broomhill Art Hotel is situated in the rolling hills of the North Devon countryside. The nearest train station is Barnstaple Station which is approximately 3.8 miles from the Property. Exeter Airport is 48 miles from the Property and provides domestic and international flight routes.

BROOMHILL HOTEL

Broomhill Art Hotel, dating from 1913, is accentuated by art décor throughout, with themed lounges, bedrooms and a nationally renowned Sculpture Garden. The Property commands a prominent hillside position, boasting spectacular views of the valley.

The estate is available in 2 lots:

Lot 1 – Broomhill Hotel, Restaurant, Sculpture Garden and meadow, circa 8.2 acres.

Lot 2 – Water Meadows Extension, circa 9.5 acres

PUBLIC AREAS

The Hotel restaurant uses locally sourced, seasonal produce to create an indulgent dining experience. Currently configured for a small number of fine diners, the restaurant has served up to 150 diners at one seating for events.

The Hotel bar services the terrace café and three cosy lounges devoted to different art forms (music, cinema, taxidermy) – perfect for relaxing or private event hire of up to 40 individuals. There is an additional conference room with full AV facilities that can accommodate up to 30 guests boardroom style.

The Gallery, situated adjacent to the Hotel building, is a multi-function space that is used for art exhibitions, private dining and workshops. The space can accommodate up to 150 guests standing, or 60 covers seated.



BROOMHILL ACCOMMODATION

The Hotel has 7 individually designed, bespoke bedrooms, all of which have super-king sized beds and are en suite. The bedrooms are curated based on art-house films. The bedrooms have benefitted from a complete refurbishment in 2021.

In addition, the Hotel offers a treatment room and hydropool.

HOTEL STAFF ACCOMMODATION

Staff / Manager's accommodation is provided in the East Wing of the Hotel, comprising kitchen, 2 lounges and 2 bedrooms. There is potential to convert this area to additional hotel accommodation (STPP).





THE SCULPTURE PARK

The meadows and sculpture gardens are open to residents and non-residents alike. There is a peaceful walk through the trees around the park, passing lakes, streams, and the magnificent sculptures with a terrace café to finish.

The Sculpture Gardens are nationally renowned and feature more than 150 pieces of artwork. The Sculpture Gardens partner with the Royal Society of Sculptors and also hosts the National Sculpture Prize, the UK's leading sculpture competition.



AMENITIES AND EXTERNAL AREAS

Within the Hotel is a commercial kitchen, office, storage and laundry room.

Externally, the Property features an outdoor swimming pool (currently disused), tennis court, workshop and barn.

There is ample parking on site.

LOT 2: MEADOWS EXTENSION

The Water Meadow Extension is located adjacent to the Sculpture Gardens, comprising circa 9.5 acres of meadowland. The area was originally purchased to extend the Sculpture Gardens.

GENERAL INFORMATION

Services

Lot 1: Mains electricity and water, oil fired central heating, private drainage.

Tenure

Freehold.

Energy Rating

Broomhill Hotel - EPC E.

Trade

The business is currently closed, prior to its closure the business traded as a hotel, restaurant, wedding, arts and events venue.

The business trades through its own dedicated website which can be found at: <https://broomhill-estate.com/>

TUPE

A purchaser will be required to comply with the relevant legislation in respect of present employees.

VAT

Should the sale of the Property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Fixtures and Fittings

Trade inventory will be included in the sale. Stock at valuation on completion. The contents of the Sculpture Gardens are included within the sale with the exception of the Ronald Westerhuis and Sandy Brown sculpture collections as well as those sculptures owned personally by the Vendor.

Excluded from the sale is a selection of artwork, memorabilia, furniture and other items. A full list can be provided to bona fide purchasers upon request.

A selection of these items are available by separate negotiation.

Local Authority

North Devon Council

Lynton House, Commercial Rd, Barnstaple

Tel: 01271 327711

Rateable Value

£30,000 for the Hotel and premises (April 2023 onwards).

Contact

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Viewings

Strictly by appointment with Savills. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



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