



# BOSWELL FARM

HARCOMBE • SIDMOUTH • EX10 0PP

*“An impressive Grade II Listed, 5 bedroom home with a collection of excellent holiday cottages, set in circa 44.1 acres in an Area of Outstanding Beauty in close proximity to the Jurassic Coast.”*

Sidmouth 2.8 miles, Lyme Regis 14.2, Exeter 15.4 miles, London 165 miles  
(Distances are approximate)

Impressive Grade II Listed, 5 bedroom period home with a large walled garden  
8 spacious holiday letting cottages with gardens  
Picturesque views across the Sweetcombe Valley  
44.1 acres of land, fishing lake and brook  
Selection of traditional and modern barns  
Tennis court  
Electric car charging station  
Freehold



*Sweetcombe Valley*



*Jurassic Coast*

## SIDMOUTH

Sidmouth is a popular seaside town located on the East Devon Jurassic Coast which is a UNESCO World Heritage Site. Set between the sea and the countryside, the Town provides a wide range of attractions and activities such as the South West Coast Path, offering access to great walking with superb views, Sidmouth beach which provides rockpools and fossils to explore as well as sparkling water for swimming. Fishing, sailing, and rowing are also available nearby. Sidmouth Folk Festival is during the first week of August every year and has been running since 1955. It attracts tens of thousands of visitors to over 700 diverse events. Sidmouth is in close proximity to Exeter with a full range of amenities, University and Cathedral. Exeter is also home to the premiership rugby side, the Exeter Chiefs.

## CONNECTIVITY

Boswell Farm affords excellent connectivity, accessed via a quiet country lane yet only 0.4 miles from the A3052, which leads to the M5 motorway 11.8 miles away. The nearest mainline train station is in Honiton, located 8.2 miles away and provides a direct line to London Waterloo in under 3 hours. Exeter Airport provides domestic and continental flight routes and is 11.1 miles away. The popular East Devon coastal towns of Branscombe and Lyme Regis are also within easy reach.



*Jurassic Coast*

## BOSWELL HOUSE

Nestled in a quiet valley, Boswell sits in an idyllic position. Boswell House is impressive and Grade II Listed with 5 double bedrooms, and enjoys views of the surrounding countryside. The Property was originally built in 1860 and still retains many original features such as exposed beams and mullioned stone windows. In addition, the house has benefitted from recent renovation.

Boswell House comprises a fully equipped kitchen featuring an AGA, which leads to the double height ceiling Breakfast Room. Accessed via the Breakfast Room or externally is the utility room and office.

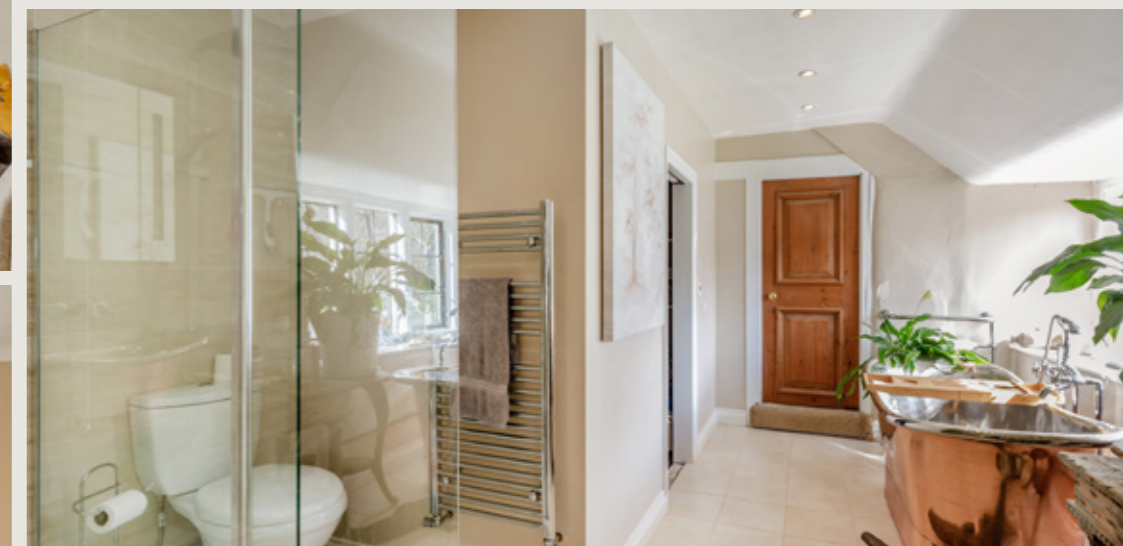
The porch leads through to the reception hall. Sitting next to the hall is the south facing drawing room which leads through to the dining room. Both of these rooms have fantastic views over the garden to the front of the house.

The first floor comprises the bedrooms and bathrooms. Four of the five bedrooms are south facing, ensuring bright natural light and superb views of the brook and surrounding countryside. The master bedroom is dual aspect and has a dressing room and en suite bathroom.

The eastmost bedroom has a private staircase leading to the dining room below. This end of the house could be separated to create an annexe.

The property has private parking with an electric car charging dock and a large private garden with a hot tub and vegetable patch within the walled garden.

A video of Boswell Farm and the cottages can be found at: [bit.ly/3nltgQl](https://bit.ly/3nltgQl)



## BOSWELL FARM HOLIDAY COTTAGES

Boswell Farm Holiday Cottages comprise 8 fully fitted self catering cottages situated to the east of the main residence. Seven of these cottages are set around an attractive courtyard which includes the attractive Grade II Listed Bank Barn.

The cottage accommodation is finished to a high standard and has benefitted from recent investment to create spacious and well equipped self catering units, some with separate kitchens and living rooms and others with open plan living areas.

All cottages have private outdoor spaces and two cottages also have hot tubs.



## COTTAGE ACCOMMODATION BREAKDOWN

All cottages are fully fitted and finished to a high standard with gardens and views over the surrounding countryside. In total, the accommodation offers space for up to 41 guests. A breakdown of the accommodation is provided below:

COTTAGE	BEDROOMS	SLEEPS
Shippen	3	6
Cider	3	6
Linhay	3	6
Granary	2	5
Mill House	2	4
The Holt	3	6
Hayloft	2	4
Old Kennels	2	4
<b>TOTAL</b>	<b>21</b>	<b>41</b>

## THE BUSINESS

Following investment into the cottages and the creation of an additional letting cottage (Old Kennels), the business has seen turnover increase to in excess of £250,000. Forward bookings remain buoyant.

The business offers an excellent lifestyle opportunity for a purchaser to take on a well established operation, with good levels of existing business.

## AMENITIES AND EXTERNAL AREAS

Externally, there is an attractive lake on site. To the east of the cottages there is a tennis court which is available for guests to use.

There are a number of modern and traditional outbuildings on site. There is a remarkable Grade II Listed Bank Barn dating back to the 1700's. To the west of the main house is a large open fronted barn, ideal for the storage of vehicles and machinery. Behind this is a car park for the guests with electric charging stations. The main house has its own private parking.

Currently, the land is let on a Farm Business Tenancy to a local farmer.

## DEVELOPMENT POTENTIAL

There is scope to develop the farm buildings to provide additional accommodation, as well as develop additional accommodation on the land, or explore glamping or similar, subject to planning permission and the necessary consents being obtained.





## GENERAL INFORMATION

### SERVICES

Mains electricity, private water and drainage, oil fired central heating and electric heating.

### TENURE

Freehold.

### ENERGY RATINGS

TBC

### TRADE

The business is currently owner operated and trades as a holiday cottage complex.

The business currently trades through its own dedicated website which can be found at: <https://boswellfarmcottages.co.uk/>

A video of Boswell Farm and the cottages can be found at: [bit.ly/3nltgQl](https://bit.ly/3nltgQl)

### 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.

### LOCAL AUTHORITY

East Devon District Council  
Blackdown House, Border Road, Heathpark Industrial Estate,  
Honiton EX14 1EJ  
Tel: 01404 515616

### RATEABLE VALUE AND COUNCIL TAX

£21,725 for the holiday cottages.  
Boswell Farm – Council Tax Band F.

### 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.

### IMPORTANT NOTICE

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