



Valley View Lakes & Lodges

Bideford, Devon

**Carter Jonas**

**Valley View Lakes &  
Lodges  
Buckland Brewer  
Bideford  
Devon  
EX39 5ND**

**Holiday lodge business  
5 miles from the North  
Devon coastline in a rural  
countryside setting.**

4 lodges on the waters edge all overlooking the lakes. Potential to build further lodges, subject to gaining the necessary consents.

The lodges comprises two Canadian style 2-bedroom timber lodges (bedroom 1 en-suite) and two timber clad 2-bedroom lodges (bedroom 1 en-suite). Each lodge has a private decking area overlooking the lake with a hot tub.

Two tiering lakes with coarse fish.

Set in 8.77 acres including a riverbank, woodland and lakes.

For sale as a whole by private treaty.



## Location

Valley View Lakes & Lodges is set in a rural hidden valley location in the North Devon countryside yet only 5 miles from the coastline. Easy access onto the A39, known as the Atlantic Highway that gives access into North Devon and further into North Cornwall to the seaside resorts such as Bude, Widemouth Bay and Padstow. The property is located in the village of Buckland Brewer (1.5 miles) with a primary school, village hall, church and the Coach & Horses public house that is known for good food within the area. Great Torrington is the nearest town (6 miles) that provides schooling, supermarkets, shops, a theatre, public houses/restaurants, an indoor swimming pool complex, doctor's surgery, dentist, tourist information, community centre, pannier market, golf course and is home to the Dartington Crystal factory and RHS Garden Rosemoor. There are independent schools nearby including Shebbear College in Beaworthy and Kingsley School in Bideford. The Tarka Trail is popular with walkers and cyclists within the area and runs from Braunton to Meeth. The nearest access point is at Puffing Billy Café (4.5 miles). Other popular tourist attractions in Devon include the harbour town of Bideford (7.5 miles), the picturesque village of Clovelly, Hartland Point with its lighthouse and rugged coastline and Westward Ho! The BIG Sheep and the Milky Way adventure parks are located just off the A39. There are sporting facilities in the area including golf courses at Torrington and Westward Ho! (the oldest golf course in England). The North Devon coastline is renowned for its excellent surfing beaches such as Woolacombe, Saunton Sands and Croyde which are easily accessible. Close by are the scenic fishing villages of Instow and Appledore on the Torridge Estuary. The National Trust properties of Castle Drogo and Arlington Court make ideal daytrips.

Barnstaple (16 miles) is the commercial centre of North Devon and is linked directly to the M5 motorway at J27 by the North Devon link road (A361).

## The Business

Valley View Lakes & Lodges is surrounded by countryside and its unique selling point is that all the lodges overlook the coarse fishing lakes along with the close proximity to the coastline which makes the property an ideal base to explore the local area and beaches.

The established lodge park has good repeat business and is profitable with a gross turnover of £73,736 year ending April 2023 from an all-year round season. The business is not VAT registered.

Customers are attracted to the site due to the coarse fishing that includes varieties of Tench, Rudd, Carp, Roach and Golden Orfe along with the appeal of a private hot tub on an outside decking area. The lakes have the potential to be opened up to local fishermen or fishing groups on a day ticket basis to increase trade.

The present owners promote the business via their website: [www.valleyviewholidays.co.uk](http://www.valleyviewholidays.co.uk) and use [Watersidebreaks.com](http://Watersidebreaks.com) as a booking agent. The business is rated 5\* by TripAdvisor.

There is further potential to build additional lodges and to diversify into a glamping facility if required, subject to gaining the necessary planning consents. A pre-application was made to Torridge District Council in October 2021 for the erection of 3 further lodges, the outcome was favourable subject to a full planning application. A copy of the letter can be provided on request.

The business is for sale due to retirement and has been in the same ownership since 2008. Trading information can be provided to bona fide purchasers.



## The Lodges

All the lodges are located right on the waters edge with uninterrupted views over the water and benefit from double glazing and central heating.

### Kingfisher & Heron Lodges

Detached Canadian style lodge with veranda, balcony and covered hot tub area.

The lodge sleeps 4 + 1 with a fold out bed in the sitting room. Sitting room with two sofas, coffee table, 42" flat screen TV and DVD player. Double French doors lead out to a covered balcony with seating. The dining area has an oak style dining table with seating for 6. There is also a CD music system. The open plan sitting/dining room and kitchen area has views over the lake.

The kitchen is fitted with a stainless steel hob, oven and extractor, washing machine, dishwasher, fridge freezer and microwave oven.

King-size bedroom with satellite TV and DVD player plus an en-suite bathroom. Twin bedroom with two single beds, built-in wardrobes, satellite TV and DVD player and features uninterrupted views over the lake from the large picture window.

Additional shower room. Car parking next to the lodge. (Sleeps 6).

### Moorhen & Mallard Lodges

Timber clad lodge built in 2010 overlooking the small lake with a balcony, decking and covered hot tub area.

The lodge is decorated in a modern contemporary style with an open plan sitting/dining room and kitchen area with sofas, coffee table, 42" flat screen TV and DVD/CD player. From the sitting room double French doors lead out to a decking area. The dining area has a walnut style dining table with seating for 4.

The kitchen is equipped with a washing machine, dishwasher, fridge freezer and microwave oven. The bedrooms are located each end of the lodge with the living space in the middle which is ideal for families or couples on holiday together.

Principle bedroom with king-size bed, flat screen TV with built in DVD player and features uninterrupted views over the lake from the window. En-suite shower room. Twin bedroom with two single beds, built-in wardrobes, flat screen TV with built in DVD player and uninterrupted views over the lake from the window. Separate bathroom. Car parking is in a shared car park. (Sleeps 4).





### Outside

The property is set in 8.77 acres including two lakes and mature woodland and is bordered by the Lydeland Water River. The two lakes are a major feature of the site and are stocked with coarse fish including Carp, Tench, Rudd, Roach and Golden Orfe. Currently the lakes are not open to the public and are only fished by the holiday guests on site.

The larger lake (0.7 acres) is spring fed with a fishing jetty, 6 pegs and an island. The smaller lake (0.28 acres) is spring fed with an island and 5 pegs. There is an equalising pipe between the two lakes. Surrounding the lakes are gravel paths which give access to the platforms plus a timber storage building for gardening equipment.

The mature woodland includes specimens such as Oak, Ash, Willow, Hazel and Alder. There are nature trails throughout for guests to enjoy and the ground flora is very rich in this section of the wood with wild daffodils, wild garlic, primrose, bluebells and orchids.

A gravel track links the two sets of lodges and provides parking for Moorhen and Mallard lodges in a communal car park. Open fronted timber building use for storage. Additional storage building housing the power supply for the lodges built in 2010 (Moorhen and Mallard).

At the entrance to the site is a timber laundry building with power, lighting, two tumble dryers, fridge freezer, toilet and sink unit for the running of the business.

### Method of Sale

The property is offered for sale by private treaty, inclusive of trade inventory to include furnishings, equipment, fixtures and fittings within the holiday letting lodges and in relation to the business, excluding any personal items.

### Tenure & Possession

The freehold interest is being offered with vacant possession on completion.

### Local Authority

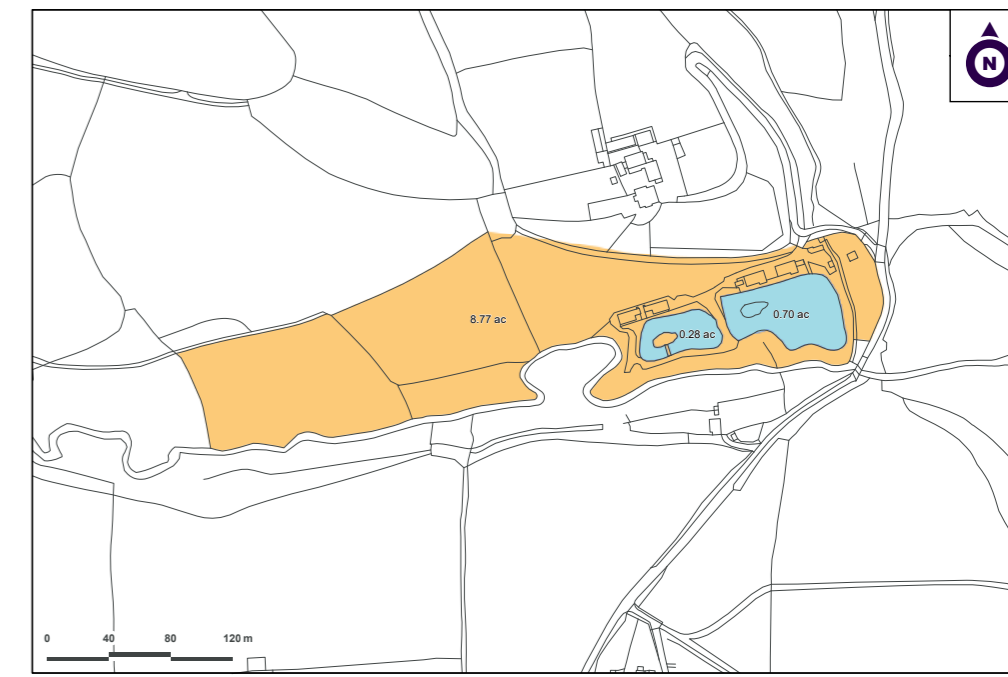
Torridge District Council  
Torridge.gov.uk

### Viewings

Strictly by appointment with agents  
Carter Jonas.



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## Leisure

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