



Coastal Cabins Glamping

Hartland, North Devon

Carter Jonas

Coastal Cabins Glamping Hartland Bideford North Devon EX39 6AT

Established and profitable
glamping business on the North
Devon coastline with sea views.

- 10 detached glamping cabins on a level paddock with sea views.
- Detached 2/3 bedroom owner's lodge (two en-suite).
- Unique opportunity to live and run a business in this beautiful area.
- Facilities on site include a BBQ hut, hot tub and tennis court.
- Communal gravel car parking area with recycling centre and bin storage.
- Set in 5.55 acres of level paddock including a lake of 0.48 acres with island.
- The turnover for the year ending March 2022 was £178,605 net of VAT with a net profit of £155,788.
- Potential to develop further glamping units or a campsite on the undeveloped field, subject to gaining the relevant planning consents.



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Location

Coastal Cabins Glamping is located on the North Devon coastline, close to the South West Coastal Path on the Hartland peninsula close to Hartland Point with views over to Lundy Island. Hartland Point Lighthouse, Hartland Quay and Hartland Abbey are used for TV filming due to their picturesque and rugged nature.

Local beaches include Hartland Quay, Sandymouth, Bude and Westward Ho!

The village of Hartland is just over a mile away with a range of shops, public houses/ restaurants and a primary school.

The Pattard Restaurant (1 mile) and The Farmers Arms at Woolery (6 miles) are known for good food in the area and are popular with guests.

Bideford (15 miles) and Bude (17 miles) are almost equidistant and offer a full range of amenities and facilities. Barnstaple (24½ miles) is the commercial centre for the area with direct links to the M5 motorway at J27 by the North Devon link road (A361) which is mainly dual carriageway. Independent schools nearby include Shebbear College in Beaworthy and Kingsley School in Bideford.

Coastal Cabins Glamping is ideally situated to explore the coastline via the A39 (Atlantic Highway) which gives access into North Cornwall to the seaside resorts such as Bude, Widemouth Bay and Padstow. Theme parks including The Milky Way and The Big Sheep are close by, located just off the A39.

There are sporting facilities in the area including golf courses at Torrington, Holsworthy and Westward Ho!, the oldest golf course in England. The North Devon coastline is rugged and is renowned for

its excellent surfing beaches including Woolacombe, Saunton Sands, Croyde and Widemouth Bay near Bude, which are easily accessible. Close by are the popular scenic former fishing villages of Clovelly plus Instow and Appledore on the Torridge Estuary. The Tarka Trail is popular with walkers and cyclists and runs from Braunton to Meeth with the closest access point being Bideford. RHS Garden Rosemoor, Tamar Lakes and the National Trust property of Arlington Court make ideal day trips.

The Business

Coastal Cabins Glamping is an established and profitable business in a popular tourist location and was established in 2013 by the current owners who have developed the site since then to comprise 10 glamping units plus the 2/3 bedroom owner's lodge which was built in 2021. The site is extremely popular with families and couples due to its location which makes it ideal to explore the North Devon and Cornwall areas.

The business is currently marketed via their website: www.coastal-cabins.com which is responsible for approximately 85% of the bookings, in addition, they use external websites including Hipcamp, Cool Stays, Host Unusual, Love Glamping and Campsites.co.uk. The business won the Devon Tourism Glamping Business of the year award in 2021/22. Prices range from £372-£765 for short breaks or £540-£1,130 for week stays.

The turnover for the year ending March 2022 was £178,605 net of VAT with a net profit of £155,788. Gross profit in 2022 of 94.75% versus a gross profit of 91.71% in 2021. Further trading information can be provided to bona fide purchasers.



The Cabins

10 detached cabins set around a level paddock. The cabins are named after local beaches in the area.

The accommodation provides an open plan sitting room and bedroom with en-suite shower room and kitchen area with UPVC double glazed doors and windows. The lodges are electrically heated via electric feature fires and have a flat screen TV and table and chairs for inside dining. Outside decking area with picnic table with views over the lake and out to sea.

Cabin Name	Sleeps
Barley Bay	Sleeps 4
Blackpool Mill	Sleeps 2+1
Hartland Quay	Sleeps 2+1
Welcombe Mouth	Sleeps 4
Widemouth Bay	Sleeps 4
Berry Bay	Sleeps 4
Duck Pool	Sleeps 4
Sandy Mouth	Sleeps 4
Shipload Bay	Sleeps 4
Spekes Mill	Sleeps 4



Coastal Haven (The Lodge)

Timber clad single storey lodge under a pitch slate roof, developed in 2021 to provide owner's accommodation for the site. Set at the edge of the site, the accommodation comprises an entrance hall with WC, a large sitting room with French UPVC double glazed doors to garden area and picture windows to sides, an open plan kitchen/dining room with UPVC double glazed door leading to outside and two en-suite bedrooms. The property was designed to have a third bedroom where the dining room in the kitchen is located.

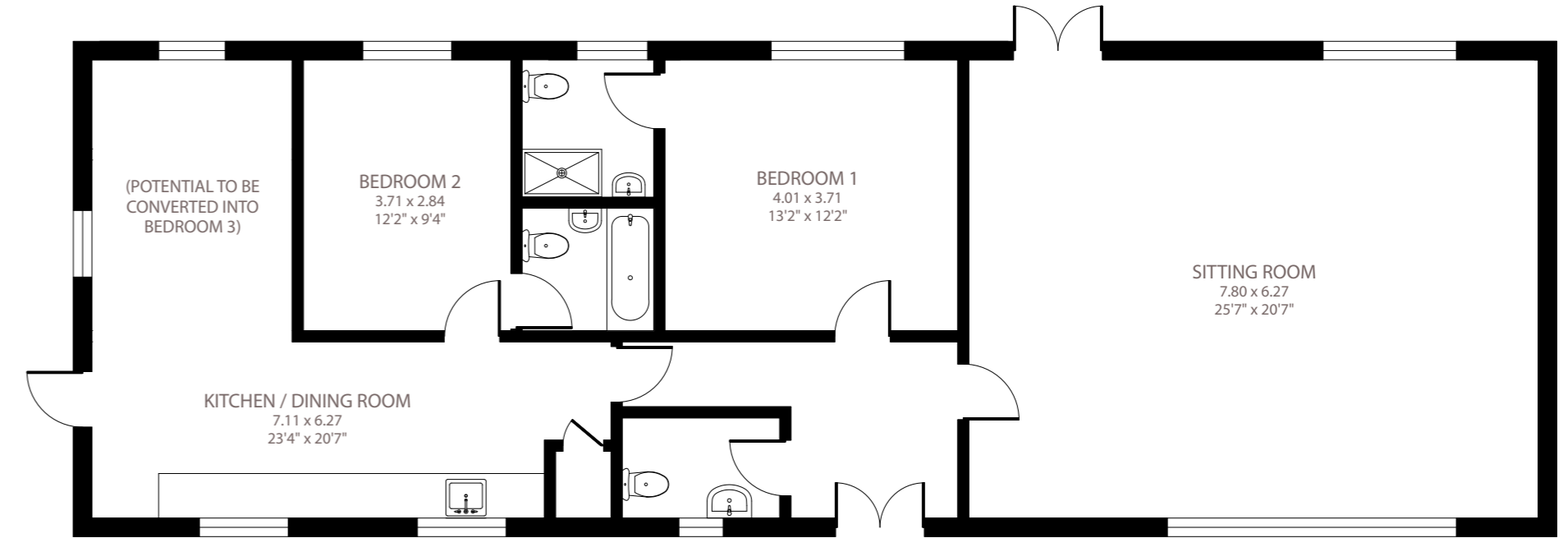
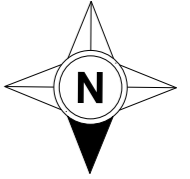
The lodge is heated via a heat source pump and has solar panels for electricity. The garden is enclosed by a bund bank and is being screened from the rest of the site by the sympathetic planting of hedging to provide a high degree of privacy.



Floor plan

Coastal Haven, Coastal Cabins Glamping
Hartland, Bideford
North Devon, EX39 6AT

Approximate gross internal area:
1338 sq ft (124 sq m)



GROUND FLOOR

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Facilities

Hexagonal BBQ hut for use by guests located in the glamping field.

Decking area with hot tub and seating which can be booked by guests.

All-weather tennis court enclosed by chain link fencing which has the potential to be used for the siting of a marquee for weddings, subject to gaining the relevant consents.

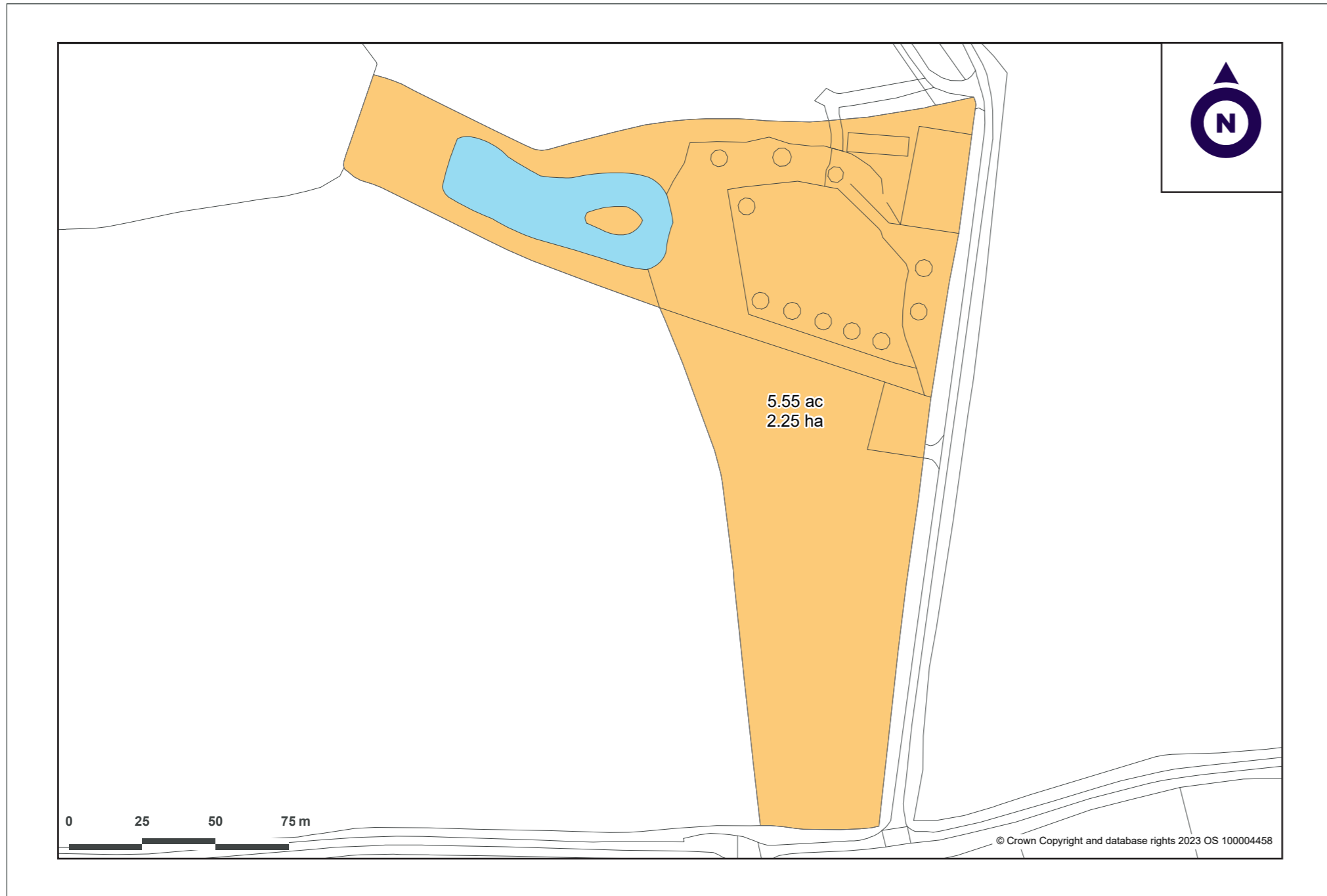
Outside

Set in 5.55 acres of level fields. Within the glamping field is a lake of 0.48 acres with an island which is stocked with coarse fish and can be used by guests for fishing.

At the entrance to the site is a gravelled car parking area for approximately 15 vehicles with a bin storage area and recycling centre.

To the left of the car park is an enclosed paddock which is currently undeveloped with potential for a campsite or to site further glamping units, subject to gaining the relevant planning consents.






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 cabins and in relation to the business, excluding any personal items.

Tenure & Possession
 The freehold interest is offered with vacant possession on completion.

Local Authority
 Torrridge District Council
 Riverbank House
 Bideford
 Devon
 EX39 2QG
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www.torrridge.gov.uk

EPC Rating
 Band B

Viewings
 Strictly by appointment with agents
 Carter Jonas.

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 /// interviewer.talkative.examples



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