



Dittisham Hideaway

Dittisham, South Devon

Carter Jonas

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Dittisham

Dartmouth

South Devon

TQ6 0JB

Unique holiday letting business in a rural setting, yet only 4.5 miles from Dartmouth. Ideally situated to explore the South Hams.

Newly developed site comprising 4 luxury, cedar, circular 2-bedroom treehouses, all with en-suite bedrooms, five luxury shepherd's lodges with private terraces and original vintage 1956 Airstream. The properties all have a wood-fired cedar hot tub.

Outbuildings includes a barn with internal office used as a workshop/store and adjoining open fronted lean-to barn.

Further development potential, subject to gaining the necessary planning consents.

Set in approximately 8.58 acres.

For sale as a whole by private treaty.

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Location

Dittisham Hideaway is located in a rural setting in the hamlet of Downton near to the picturesque village of Dittisham (1 mile), located on the River Dart, which provides a church, sailing club and pubs, namely The Ferry Boat Inn and The Anchorstone Café which are known for good food in the area. The Harbour provides paddle board and canoe hire, boat moorings, and the Dittisham to Dartmouth ferry service, which are all popular with tourists. There are additional ferry services to Totnes and to the National Trust property of Greenway, which was the holiday home of Agatha Christie.

The nearest town is Dartmouth (4.5 miles), which is home to the Britannia Royal Naval College and provides a range of amenities and facilities including supermarkets, park and ride bus service, leisure centre, shops and restaurants, primary and secondary school education, boat moorings, castle and is a popular tourist destination within the South Hams. There is a river ferry to Kingswear on the opposite riverbank which has a steam railway service to Paignton which gives road access into Torbay. The city of Plymouth is 29 miles away and offers a full range of facilities including a hospital, supermarkets and ferry port with links to France. The property is ideally situated to explore the South Hams including the popular coastal towns of Salcombe and Kingsbridge, both providing boat moorings and sailing opportunities. There are sandy beaches along this coastline including Slapton Sands, Bantham Beach and Bigbury which overlooks the iconic Burgh Island. Local tourist attractions in the area include Paignton Zoo, The Steam Railway, Woodlands Leisure Park and the National Trust properties of Coleton Fishacre and Greenway.

The Business

Dittisham Hideaway is a newly formed holiday letting site which has been in the same ownership since 2021 and is located in an extremely popular location for tourism. The business is currently under management and produced a gross turnover of £172,392 within its first year of trading in 2022. The gross turnover for the 2023 season was £199,999. The forecast for the 2024 season is £274,263.

The business is promoted via their website: www.dittishamhideaway.co.uk along with Visit Devon, Plum Guide, Condé Nast Johansens, Paws & Stay, Visit Dartmouth, TripAdvisor, Coolstays, Discover Dartmouth, Visit South Devon, Hipcamp, Booking.com, Cool Places UK, Dog Friendly Destinations, Mummy Travels, Devon Muddy Stilettos, Holiday Tots, Glamping UK, The Hotel Guru, Country Hotel Breaks, The Holiday Cottages and Luxury Life Tourism. In addition, social media is used, including Facebook, LinkedIn and Instagram.

The business was awarded bronze in the Glamping Business of the Year category of the Devon Tourism Awards in the 2023/24 season and won an award for the Best Luxury Treehouses Collection - Devon in the Travel & Tourism Awards 2023 due to the quality of its accommodation.

The site has further development potential for additional treehouses or glamping units, subject to gaining the necessary planning consents.

From the property there are numerous countryside walks and nearby is the famous Totnes-Dittisham-Dartmouth Riverbank walk, which is popular in the area.

The property would suit a corporate investor looking to add to their portfolio or individuals looking to invest within the holiday letting sector. Currently there is no owner's accommodation on site, but this could be explored by a new owner.

Trading information can be provided to bona fide purchasers, subject to signing a Non-Disclosure Agreement.

The Treehouses

Four circular treehouses known as Woodpecker, Buzzard, Owl and Pheasant provide unique family stays, each with two bedrooms (both en-suite). The cedar treehouses have underfloor heating, a washing machine/drier, Nespresso coffee machine, board games/books, Wi-fi, a dishwasher, stainless steel electric cooker with halogen hob and matching stainless steel hood, fridge/freezer, microwave, TV with DVD player, Bluetooth Bose music system, timber floor and vaulted ceiling.

Bedroom 1 open plan with the sitting room and en-suite shower, utility cupboard housing the modern hot water cylinder and washer/drier. Woodburning stove, cloakroom and entrance hall acting as a boot room with coat hooks. Bedroom 2 with bunkbeds, shower room with white suites.

Outside, each treehouse has a large composite decking area with seating, a hammock, outdoor chess, table football, wood-fired cedar hot tub, BBQ and dining furniture, ideal to enjoy alfresco dining at an elevated level with countryside views. External timber log stores and allocated parking spaces with dog and boot wash area. (Sleeps 5)



The Shepherd's Lodges

Located away from the treehouses are the 5 premier Shepherd's Lodges with views down the valley. Hand-built in the Southwest, they measure 26ft long and have been designed for couples, with bespoke furnishings and fittings. They also include a woodburning stove. The accommodation comprises an open-plan bedroom, sitting room, kitchen and dining area plus an en-suite shower room.

Outside, they have their own private patio area with seating, wood-fired spa, firepit, double hammock and allocated parking spaces in the Shepherd's Lodge car park.

Willow, Maple and Beech Shepherd's Lodges sleep 2 and Cedar and Oak Shepherd's Lodges sleep 3. Beech accommodates 6 guests with an additional mini 9ft x 7ft Shepherd's Hut, with an intercom system, including two bunk beds that could accommodate two further adults or four children.



The 1956 Vintage American Airstream

Located away from the other glamping accommodation, in a secluded corner, the Vintage American Airstream originally built in 1956 has been sympathetically restored to provide a unique stay with far reaching countryside views. The iconic and distinctive styling of the highly polished chrome panels is extremely popular with guests.

The accommodation comprises an open plan kitchen, bedroom and dining area with underfloor heating, air conditioning and Wi-fi.

Outside provides a large decking area with outside table and chairs, sun loungers, BBQ, double hammock, chess and table football, a wood-fired spa bath and allocated parking space. In addition, an outside storage cabin houses a washing machine/drier. (Sleeps 2)

The Barn

Modern steel portal frame barn measuring 24.52m x 12.05m with insulated profile metal cladding to roof and elevations, skylights providing good natural light, low-bay LED lighting, sliding insulated door with a width of 5.97m and a height of 3.42m. The barn has 3-phase electricity (415v), lighting, power, water, concrete floor and drainage for washing down of garden machinery. Additional metal plastic coated pedestrian security door.

In one corner is an office of 3.82m x 3.60m with metal security door to outside. Includes a kitchenette, WC facility, LED spotlights, telephone line, Wi-fi and electric heating. Currently used to store the laundry.

Adjoining open fronted lean-to store with scalped floor measuring 18.38m x 5.67m of steel portal frame with profile metal

cladding to elevations and roof. Could be enclosed if required. There is potential to apply for planning permission to convert this into owner's accommodation, subject to gaining the relevant planning consents.

Outside

The site is accessed via metal electric gates over a cattle grid onto an asphalt driveway. The gravelled driveway leads into a car park with bin store, EV electric charging points, defibrillator and parking for 6 vehicles for the treehouses.

Next to the treehouse car park is an open fronted 2-bay timber barn measuring 11.66m x 2.34m with a concrete floor, lighting and power housing four electric wheelbarrows, outdoor table tennis and includes two insulated timber stores used to store extras for the self-catering accommodation. The barn has three roof mounted solar panels.

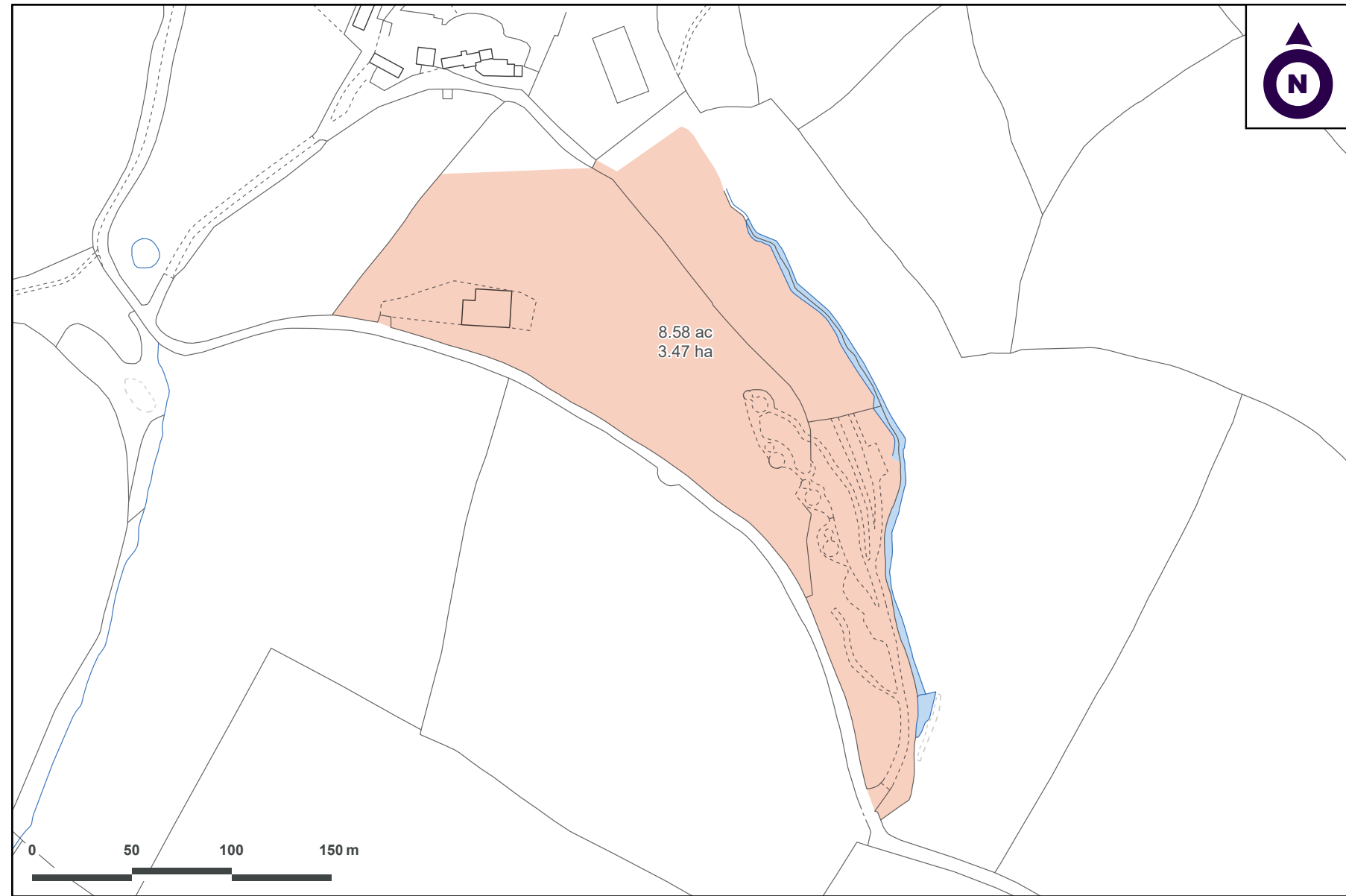
Gravel pathways lead from the car park to the treehouses. Next to the entrance gates is the start of the woodland walk. There is a vegetable patch and gravel boules pitch for guests to use.

The Shepherd's Lodges are accessed separately via two five-bar electric timber gates which provides gravel access to the car park with two EV electric charging points and parking for 5 vehicles. Timber open fronted barn with wheelbarrow charging point.

Next to the Shepherd's Lodges entrance is a scalped car park which gives access to the end of the woodland walk and parking for 8/10 vehicles next to the modern barn.

The site extends to 8.58 acres and is sloping with bluebells, wild garlic and a range of mature trees.





Method of Sale

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

Tenure & Possession

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

Rateable Value

According to the Valuation Office, the premises has a rateable value of £16,500. Interested parties are advised to make their own enquiries.

Local Authority

South Hams District Council
www.southhams.gov.uk

Services

The site is serviced via mains electricity, a private water supply from a borehole and private drainage with two septic tanks. The Shepherd's Lodges, Treehouses and the Airstream have underfloor heating supplied by oil-fired boilers.



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