



Bolberry Farm Cottages

Salcombe, Kingsbridge

Carter Jonas

Bolberry Farm Cottages Nr Salcombe Kingsbridge Devon TQ7 3DZ

Holiday letting business comprising
three holiday letting cottages
located between Hope Cove and
Salcombe, 1 mile from the sea.

Ideally situated to explore the South Hams nearby
Bolberry Down (National Trust) which gives access
to the South West Coast Path and the coastline.

In all, extending to 0.37 acres.

For sale as a whole by private treaty.



Location

Bolberry Farm Cottages is located 1.5 miles from Hope Cove which is a picturesque coastal village and is extremely popular with tourists due to its sandy cove and harbour. The Hope & Anchor public house is known for good food in the area. Salcombe is 4 miles away and is a popular tourist destination in its own right with a harbour, boat moorings and the sandy beaches of North Sands and South Sands. In addition, there is a ferry that runs over to Sunny Cove Beach and Mill Bay.

Further sandy beaches are accessible at South Milton Sands, Soar Mill Cove, Bantham Beach and Bigbury-on-Sea.

Further amenities and facilities can be found in Kingsbridge (5 miles away) including shops, restaurants, public houses, supermarkets, a dentist, doctor's surgery, a secondary school and the Kingsbury Community College. The nearest primary school is Marlborough with South Huish primary school in Kingsbridge, 1.5 miles away.

The city of Plymouth (26 miles away) offers a full range of facilities including a hospital, supermarkets, further schooling, a ferry port with links to France and is famous for The Hoe.

Local tourist attractions in the area include Paignton Zoo, Paignton & South Devon Steam Railway which runs from Paignton to Kingswear and Woodlands Leisure Park, near Dartmouth. The National Trust properties of Coletton Fishacre and Greenway which was home to Agatha Christie are nearby.

The Business

Bolberry Farm Cottages was developed in 2003 by the current owners by converting the traditional barns into three self-contained holiday letting cottages. It is now an established and profitable business with high levels of repeat business of approximately 40%.

The cottages are currently advertised via their own website: www.bolberryfarmcottages.co.uk, and via Airbnb, Country Cottages Online, Dog Friendly Accommodation, Dogs Invited, Good Dog Guide, Group Accommodation, Hello Kingsbridge, Independent Cottages, Salcombe Information, The Holiday Cottages, Visit Devon, Visit South Devon and We Accept Pets.

The property is located near the coastline and the popular destinations of Salcombe, Kingsbridge and Dartmouth which makes it ideal to explore the South Hams area and coastline.

The gross turnover in the 2023/24 season was £103,199. The business is VAT registered under the flat rate scheme.

Daisy Cottage, which is the largest with 3-bedrooms could be occupied as owner's accommodation, subject to gaining the relevant planning consents.

Trading information can be provided to bona fide purchasers.



The Cottages

The three stone-built cottages provide a terrace, all with their own enclosed private garden areas which have an area laid to gravel for dogs with stone paths and patio areas for low maintenance.

The holiday letting cottages include character features such as beamed ceilings, exposed roof trusses and vaulted ceilings.

All of the cottages have a modern shaker style kitchen, a feature stone fireplace, a smart TV, DVD player, a fridge/freezer, electric oven with gas hob, a washer/dryer, dishwasher and white bathroom suites.

Daisy Cottage

End of terrace, two-storey cottage providing on ground floor a hall, two bedrooms, a shower room and bathroom. At first floor, an open plan sitting/dining room, kitchen and bedroom. Outside gravel and patio area enclosed by fencing for young children and dogs. (Sleeps 7).



Clover Cottage

Mid-terrace, two storey cottage providing on ground floor a hall, two bedrooms and bathroom. At first floor, an open plan sitting/ dining room and kitchen area. Outside enclosed gravel and patio area enclosed by fencing for young children and dogs leading out onto a further garden area laid to lawn with a patio and garden seating. (Sleeps 4 + 1 child).



Buttercup Cottage

End of terrace, two storey cottage providing on ground floor an open plan sitting/ dining room and kitchen area. At first floor, a landing, two bedrooms and bathroom. Outside enclosed gravel area to side for dogs and young children with gated access out onto a further garden area which is laid to lawn and patio with garden furniture. (Sleeps 4).(Sleeps 4).



Outside

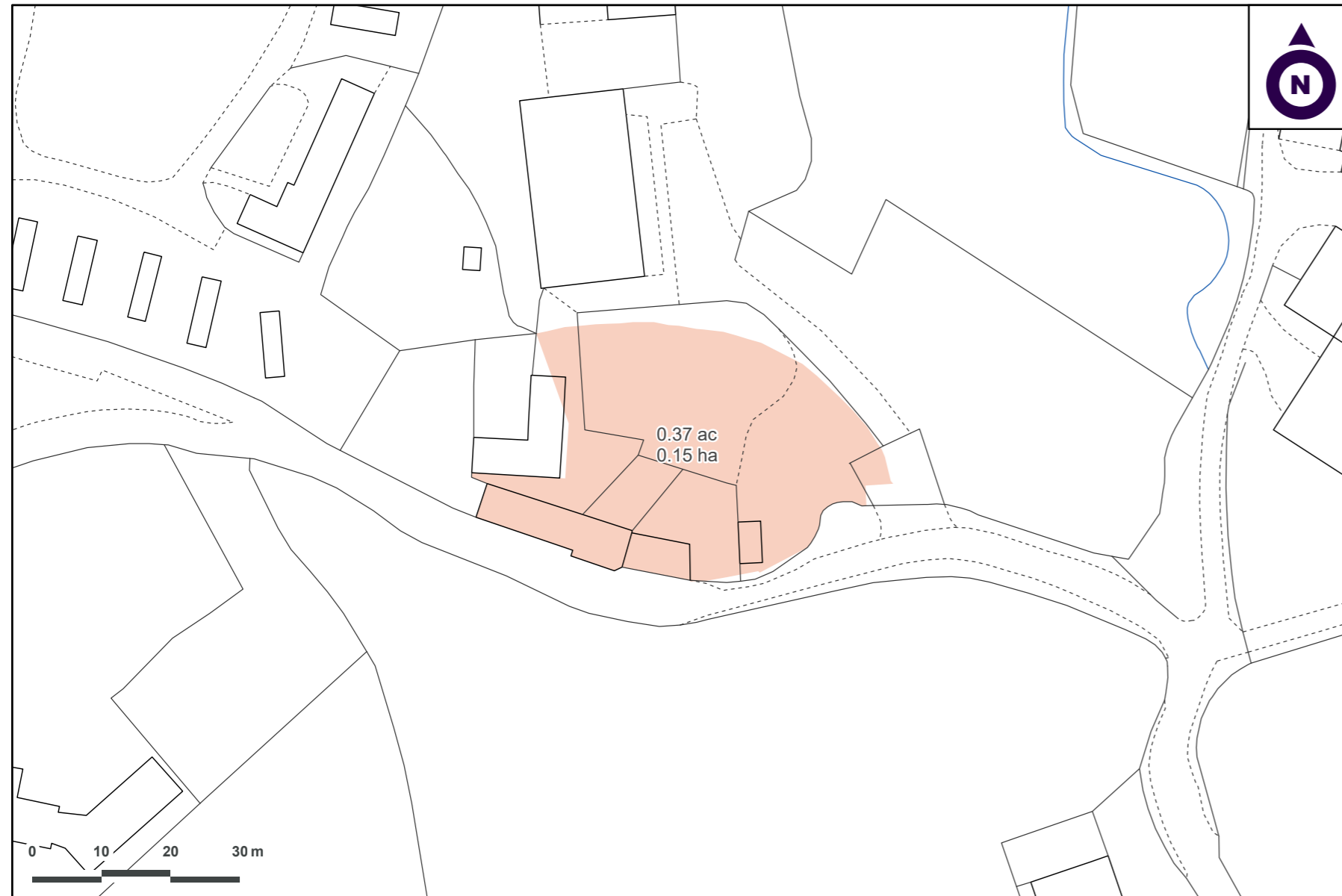
The site is accessed via a concrete driveway that leads into a gravel car park.

The gardens and grounds are laid mainly to lawn with mature hedging. There is potential to site a glamping unit to provide extra income if required.

There is a further gravel parking area for 6/8 vehicles with a garage which is used for storage and a workshop with power and lighting which is used to house the laundry.

In all, the site extends to 0.37 acres.





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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.

Planning

The planning consent for the conversion of the barns to three dwellings was approved by South Hams District Council in March 2003. Planning reference: 33/0574/03/F.

Services

The cottages are serviced by mains electricity and a private water and drainage system.

Rateable Value

According to the Valuation Office, the premises has a rateable value of £8,100, therefore Small Business Rates Relief apply and currently Business Rates are not payable. Interested parties are advised to make their own enquiries.

Local Authority

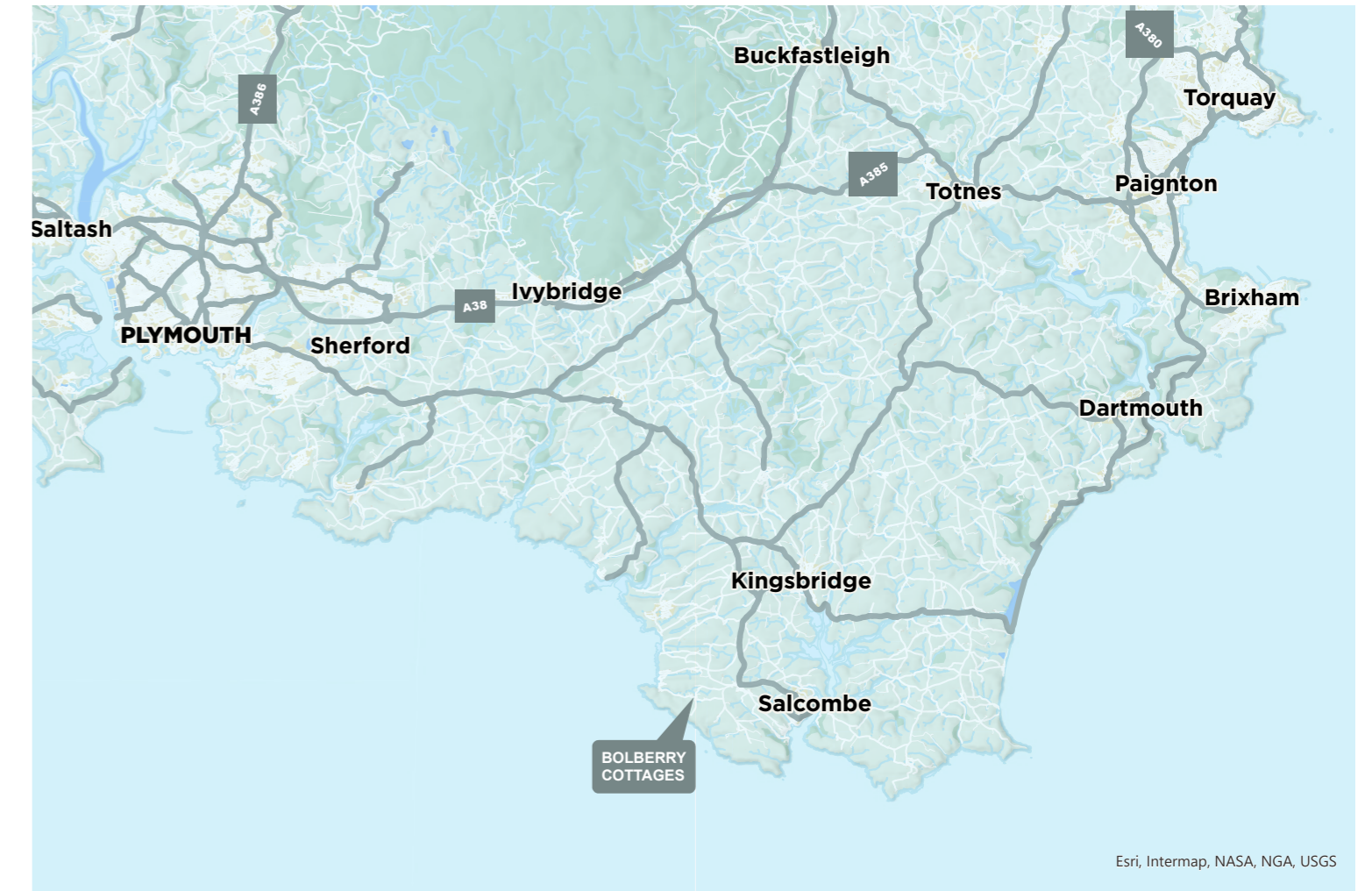
South Hams District Council
www.southhams.gov.uk

Viewings

Strictly by appointment with agents Carter Jonas.



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Esri, Intermap, NASA, NGA, USGS



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