


# OFFA'S PITCH GLAMPING

 Mardu Cottage, Mardu Clun, Craven Arms, Shropshire, SY7 8QG

Freehold Price: £1,750,000





## Key Investment Highlights

- Four bedroom cottage with two bathrooms
- Three bespoke glamping cabins
- Stunning scenic escapism, set in circa 1.1 acres
- Scope to increase trade
- Idyllic lifestyle opportunity
- Gold Standard award

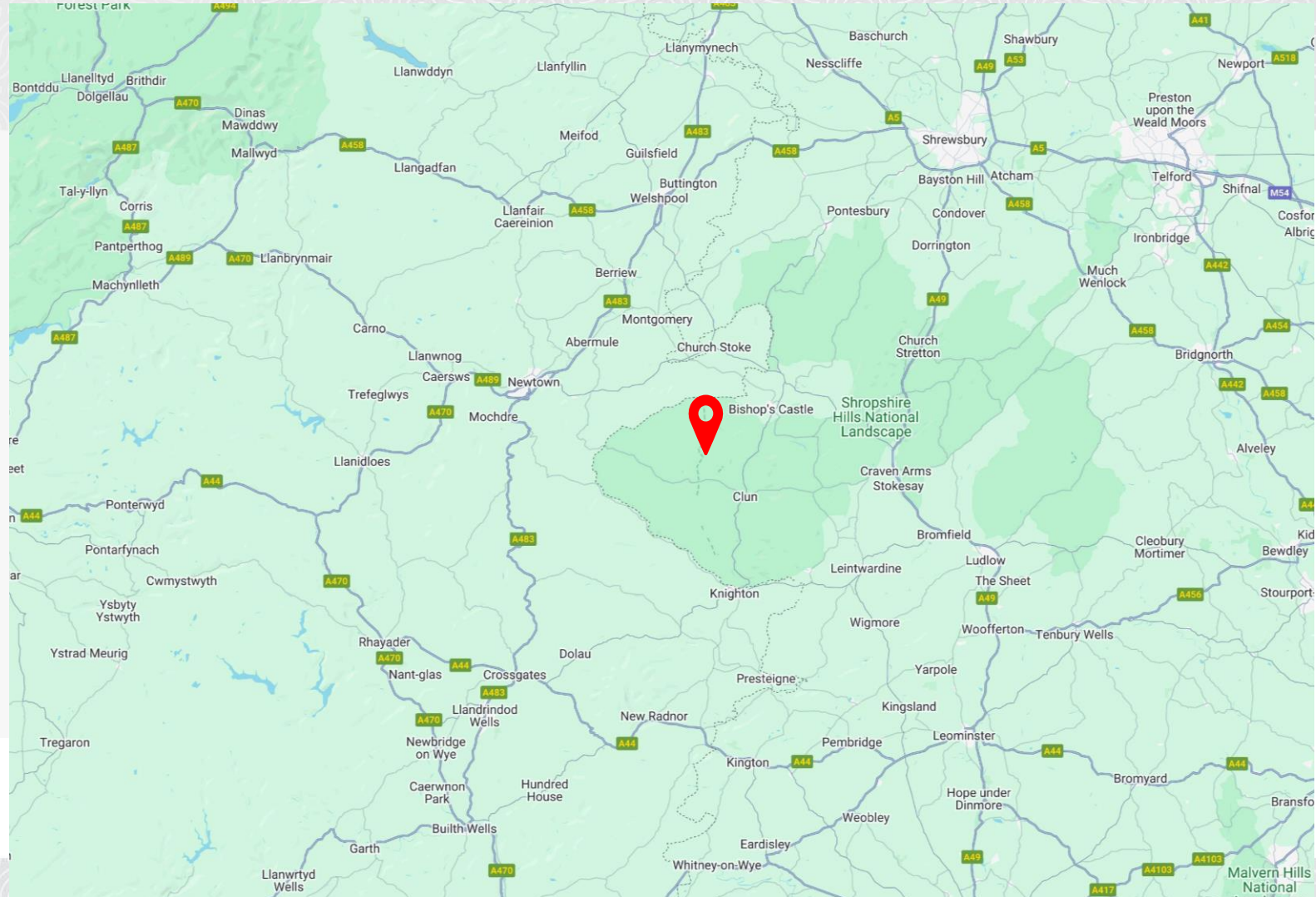
## Description

Offa's Pitch Glamping is a thriving, award winning, luxury glamping business set in a designated Area of Outstanding Natural Beauty deep within the rolling Shropshire Hills. The main accommodation is a characterful four bedroom cottage positioned within its own mature private garden. The glamping business consists of three unique luxury holiday cabins carefully designed and thought out by the current owners. Each cabin makes the most of their panoramic views of the Shropshire Hills and all benefit from their own private log burning hot tub. The current owners run it as a lifestyle business, are very hands on and tailor the running practicalities with their own day to day lives, making this a very flexible set up.



## Location

Offa's Pitch Glamping is set deep into the Shropshire countryside to make the most of the silence and seclusion the county has to offer. The nearest village is Clun, which was formed in 7AD around an Anglo-Saxon church (3 1/2 miles away). Clun is a tourist and walker's hotspot which offers a selection of pubs, the remains of the Norman Clun Castle and different shops and a convenience store. The closest market town is Bishops Castle (5.2 miles) which dates back to the Bronze Age and has an abundance of walks and cycle routes. There is a variety of pubs, restaurants and shops, a museum and even a theatre. To the south-east, Ludlow, is a very popular historic market town (22 miles away). For a larger, more lively destination, you will find the County Town of Shrewsbury to the north-east (26 miles).





## Internal Details

This wonderful stone built cottage is offered to the market in move-in condition, with four bedrooms, two bathrooms, three reception rooms, and a bespoke hand-made kitchen. The cottage offers character living with Inglenook fireplaces, Karndean herringbone flooring and wooden beams. The downstairs accommodation consists of everything you would need for a family home and hub for the up and running business, with the large bright office having double doors out to the garden.

## Glamping Accommodation

The cabins are all bespoke, built using only the highest quality materials, fixtures and fittings. Each is very different in its design with unique features and is sited in its own paddock providing seclusion and privacy. All three units have a hot tub, electricity, water and underfloor heating.

**Offa's Pitch** - The first of the three cabins, built by a local Welsh oak frame company the internal design is retro-scandi, featuring the beam frame and clean lines. The centre of the Pitch offers a welcoming lounge area which looks through the kitchen out onto the private decking and Norwegian log burning hot tub.

**Aether's Tilt** - Situated in its own plot, styled like a shepherd's hut, the exterior is clad in English Elm that continues to age to a natural silvery grey colour. Aether's Tilt interior design is industrial steampunk with bespoke wall art, splash back and shower room mirror complemented by industrial lighting and fittings. The outside space again includes a Norwegian wood burning hot tub.

**Wild Honey Hyde** - This cabin, situated on the hillside, is raised on stilts and affords the most exceptional views of the surrounding countryside. It is clad with larch that has undergone the Japanese wood charring process Shou Sugi Ban and then tinted a colour to produce an effect the Japanese call Karafurutaiger. Both internally and externally this cabin has a very contemporary look. The raised composite decking on two sides is where there is a Norwegian wood burning hot tub.









## External

The main accommodation has a wrap-around garden, a fruit tree orchard, and a lawned area which are separated by a trickling brook. Across the lane in the paddock is the kitchen garden with several raised beds and a greenhouse.

The main house also comes with off road parking, a garage, workshop and several log stores.





## The Opportunity

This is a unique opportunity to acquire an established tourism business with a stone built four bedroom, two bathroom cottage. The business offers the idyllic lifestyle of living and working in a countryside location. Offa's Pitch Glamping is being presented and sold as an up and running freehold business with bookings in place ready to go. As well as the main living accommodation there are three bespoke holiday cabins which are all presented to the highest standard, immaculately thought out and individually themed, all set within circa 1.1 acres.

The business is currently in its sixth season, starting with Offa's pitch cabin, then within the following couple of years added Aether's Tilt, the most recent addition is Wild Honey Hyde having only come online last summer. The owners created the business with a relaxed lifestyle in mind and have not pushed the business to its full capacity and potential, therefore there is still plenty of room for future growth and ambition. Offa's Pitch Glamping has been featured on national TV and the Sunday Times as the best of UK luxury glamping, and all of the cabins have received Gold standard awards from Visit England annually for accommodation excellence.



## Trading Information

Trading information can be made available by the agent.

## Fixtures & Fittings

Fixtures and fittings are included with the exception of a very small number of items that are personal to our clients.

## Tenure

Freehold.





**Approx. Gross Internal Floor Area**  
**Main House = 2084 sq. ft / 193.72 sq. m**  
**Offa's Pitch = 584 sq. ft / 54.27 sq. m**  
**Aether's Tilt = 230 sq. ft / 21.41 sq. m**  
**Wild Honey Hyde = 305 sq. ft / 28.38 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Treetops

Area: 0.686 acres

Mardu Cottage

241.5m

Offa's Pitch

Area: 0.433 acres

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# CONTACT

No direct approaches are to be made to the proprietors or their staff. All requests for viewings to be made via Christie & Co, please contact.

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