

South View Lodges

Shillingford St. George, Exeter, Devon, EX2 9UP

£2,000,000 - Freehold



Ref: 3290010
www.christie.com

 **CHRISTIE & CO**



BUSINESS SUMMARY

- Six Luxury Holiday Lodges
- Rural location, 4 miles from Exeter City centre
- Overlooking three well stocked fishing lakes
- Five, 2 bedroom & one, 1 bedroom
- Set in circa. 6 acres of manicured parkland

- Beautifully managed grounds
- Hot tubs and balconies with lake views
- Circa 6000 square feet of accommodation
- Established and profitable business
- Detailed accounts available on request



THE PROPERTY

Set within circa 6 acres of beautifully manicured parkland and overlooking three lakes. South View Lodges offers luxury holiday accommodation across 6 fabulous bespoke lodges. All lodges are finished to a high standard with large open plan living spaces with wood burning stoves, fully fitted kitchens, double bedrooms and en-suites. A choice of styles and sizes amongst the lodges offering varying degrees of exclusivity. Each lodge comes with its own private terrace overlooking the lakes, and each with a sunken hot tub for added luxury.



LOCATION

Situated on the outskirts of Shillingford St. George in the South Devon countryside. Just 4 miles from Exeter City Centre & St. David's railway station the lodges are very accessible to those without transport. The A38/M5 junction is 2.6 miles for easy access by car. There is a wide selection of tourism choices in the near vicinity including Haldon Forest Park, the River Exe valley and coastal towns of Dawlish Warren and Exmouth.

FIXTURES & FITTINGS

We are advised that all fixtures and fittings are included in the sale - subject to a confirmation itinerary.



LUXURY LODGES

Heron Lodge	Two bedroom, sleeps four, ensuite & bathroom.
Kingfisher Lodge	Two bedroom, sleeps four, ensuite & bathroom.
Oak Lodge	Two bedroom, sleeps four, two ensuite.
Cedar Lodge	One Bedroom, sleeps two, ensuite & open roll top bath
Willow Lodge	Two bedroom, sleeps four, two ensuite.
No.6	Two bedroom, sleeps four, two ensuite

All lodges are finished to a high standard with fully fitted kitchens, wood burning stoves, balcony or terrace and sunken hot tub.

THE OPPORTUNITY

A very successful and profitable premium holiday lodge business specialising in luxury holidays and short breaks, with particular emphasis on quality accommodation amongst beautiful surroundings. For sale as an ongoing concern with strong forward bookings. The three lakes and fabulous grounds provide an attractive outlook to entice bookings. Providing 5-star accommodation, the holiday lodges have developed from just two in 2010 to six in 2022.







TENURE

Freehold.

TERMS OF SALE

We have been instructed to offer the property on a freehold asset sale basis.

OPENING HOURS

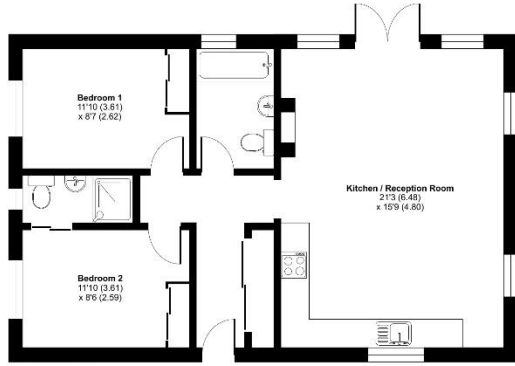
Open for bookings 365 days a year on a minimum stay of two nights and up to 28 days at a time.





Heron Lodge, South View Lodges, Shillingford St. George, Exeter, EX2

Approximate Area = 723 sq ft / 67.1 sq m
For identification only - Not to scale

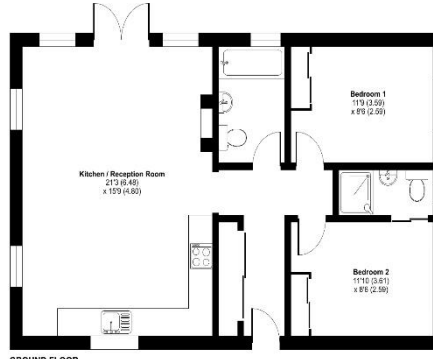


GROUND FLOOR

Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential - Groundwork 2024. Produced by Christie Owen & Davies Plc. REF: 1104582

Kingfisher Lodge, South View Lodges, Shillingford St. George, Exeter, EX

Approximate Area = 723 sq ft / 67.1 sq m
For identification only - Not to scale

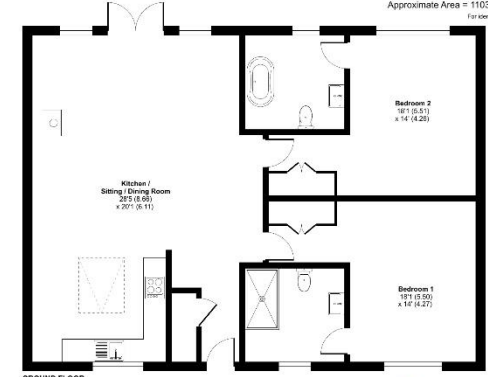


GROUND FLOOR

Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential - Groundwork 2024. Produced by Christie Owen & Davies Plc. REF: 1104587

Willow Lodge, South View Lodges, Shillingford St. George, Exeter, EX2

Approximate Area = 1103 sq ft / 102.4 sq m
For identification only - Not to scale

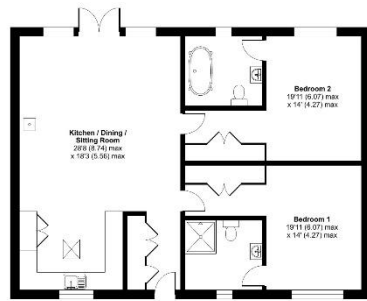


GROUND FLOOR

Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential - Groundwork 2024. Produced by Christie Owen & Davies Plc. REF: 1104588

Oak Lodge, South View Lodges, Shillingford St. George, Exeter, EX2

Approximate Area = 1097 sq ft / 101.9 sq m
For identification only - Not to scale

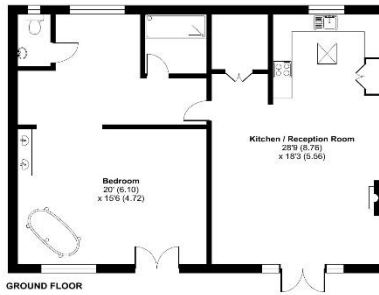


FIRST FLOOR

Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential - Groundwork 2024. Produced by Christie Owen & Davies Plc. REF: 1104589

Cedar Lodge, South View Lodges, Shillingford St. George, Exeter, EX2

Approximate Area = 1108 sq ft / 102.9 sq m
For identification only - Not to scale



GROUND FLOOR

Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential - Groundwork 2024. Produced by Christie Owen & Davies Plc. REF: 1104591

SERVICES

Mains electric and water plus an additional private water supply. Private drainage. An off-site biomass boiler provides metered hot water for the whole site. Each lodge can also be independently heated by electric or oil: with the exception of No6.

RIGHTS OF WAY

The property is sold subject to and with the benefit of any public or private rights of way or bridleways. In particular, a footpath runs into the northern edge of the site, but shortly runs to a dead-end.



STAFF

As an owner operated business, there are no staff to transfer.

TRADING INFORMATION

Accounts are available on request from the agent, for year ending 2019 – 2023.

VIEWING

No direct approach may be made to the business as staff are not aware of the sale. For an appointment to view please contact Matt McFarlane at Christie & Co.



Matthew McFarlane

Business Agent – Retail & Leisure

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CONDITIONS OF THESE PARTICULARS

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