



R O B I N H I L L F A R M

Robin Hill Farm

Littleham, Bideford, Devon EX39 5EG

- Bideford 3 miles
- Westward Ho! 4 miles
- Barnstaple 13 miles

An extensively refurbished and hugely successful holiday letting business with 5 bedroom period farmhouse in a tranquil location with outstanding views, close to the North Devon coast

- 5 bedroom period farmhouse
- 6 holiday cottages - Sleep 30
- Indoor swimming pool
- Games room
- Children's play area
- Fully fenced four acre dog-proof field and woodland
- **In all about 12.46 Acres**





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Introduction

As a place to live and to holiday in Robin Hill Farm offers the best of all worlds. Set amongst acres of farmland, there are no near neighbours and the views and peace and quiet are second to none, yet supermarkets and shopping centres are only two miles away, the coast and beach 3 miles away. Over the past three years the current owners have transformed the holiday letting businesses, refurbishing the interiors of all the cottages whilst making significant improvements to the grounds. A new website, hugely positive Tripadvisor reviews and a professional marketing campaign have ensured that even with the recent challenging economic climate the level of bookings have increased. The business is being sold with a comprehensive introduction and handover from the current owners.

Situation

Being in the centre of N Devon and very close to the coast, Robin Hill Farm is ideally located for holidaymakers. The beach at Westward Ho! and the SW Coast Path can be reached in less than 15 minutes, whilst most of Devon's top visitor attractions are close by. For the keen walker the N Devon countryside is second to none and both Exmoor and Dartmoor are only an hour away. The nearby Tarka Trail offers over 30 miles of flat cycling, whilst the UK's oldest Golf Club Royal North Devon is on the doorstep, with a further two championship courses available at nearby Saunton Sands Golf Club. For the keen tennis player, The Atlantic Racquets tennis Centre is two miles away.

The village of Littleham complete with village pub, is one mile away and the historic market town of Bideford is three miles away and offers a wide range of shops, pubs, restaurants and cafes. Bideford also has schooling for all ages (public and private), a retail park and numerous supermarkets. The renowned coastal town of

Westward Ho! (4 miles) has a three mile long safe and sandy beach and the regional centre of Barnstaple (13 miles) offers all the areas main business, shopping, commercial venues and a train station connecting to Exeter, the A361 and onto the M5 motorway (junction 27).

The Farmhouse

The farmhouse is believed to date from the 18th Century but is not Listed. This lovely 5 bedroom family home has a warm and welcoming feel with good sized rooms and some period features. Please see the floor plan for more detail but in brief the accommodation comprises:

Porch with front door opening to the dining room with exposed beams and large woodburner. Door to the kitchen with a range of cupboards, composite worktops, oil and electric range cooker, butler sink, integrated slimline dishwasher, integrated fridge freezer and window seat looking out to courtyard. The Sitting room/garden room/tv room is a very light room with glass doors to the patio. Steps up to the dual aspect Snug with large fireplace and wood burning stove. Rear hall with cloakroom off. Utility room with built in fridge freezer and cupboards, plumbing and space for washing machine. Linen room with racking for holiday cottage linens and door to garden/staff access.

Halfway up the stairs is a double bedroom with en-suite shower room. On the first floor is a spacious dual aspect master bedroom with built in wardrobes and an en-suite shower room. This lovely room has a vaulted ceiling with A-Frame beams and views across the valley to the reservoir. Bedroom 2 is a double with en-suite shower room. There is one further double and a single bedroom currently used as an office. Family bathroom.

The farmhouse benefits from private gardens from where the fabulous far reaching views can be enjoyed. There is a patio, substantial decked area, lawn, mature planting and a path leading to the adjacent field with vegetable plot.





Kingfisher Cottage



Gull Cottage



Wren Cottage



Puffin Cottage

The Business

The holiday letting business is run as a highly professional and successful one. Robust processes and procedures are in place ensuring that a new owner, should they wish to continue with the letting business, can easily continue to run the business. Opportunities exist for further expansion of the business in the form of glamping or camping. A full business handover will take place and on-going post purchase support will be made available by the current owners. Business accounts can be made available to interested parties after an initial viewing.

The Holiday Cottages

The holiday cottages were converted from old stone buildings and retain many interesting features. Further details including more photographs and floor plans can be found on the business website www.robinhillfarmcottages.co.uk. In brief the cottages comprise:

- Gull Cottage (sleeps 6)
- Heron Cottage (sleeps 6)
- Kingfisher Cottage (sleeps 4)
- Puffin Cottage (sleeps 6)
- Swallow Cottage (sleeps 4)
- Wren Cottage (sleeps 4)

Leisure Facilities

There is an indoor swimming pool (with solar panels on the roof) changing cubicles, shower toilet and pump room. Adjacent games room with range of indoor games. Next to the pool room is a large guest conservatory with a substantial sun deck to the front, both perfect for post swim relaxation or just to enjoy the views. There are plenty of areas of lawn with seating and an outdoor play area for younger guests with climbing frame etc.

The Land

Robin Hill Farm is surrounded by farmland and comprises nearly five acres of woodland, three of lawns/gardens and a fully fenced four acre field. The woodland has a stream running through it with a woodland walk running its length. The field is currently used for making hay twice a year and year round by the owners for exercising their dogs, but could equally well be used for keeping horses or livestock.

Outbuildings

Opposite the parking area are former stables now used for storage and a garage which contains the water holding tank.



Gull Cottage

Services

Mains water, mains electricity, private drainage, electric heating to holiday cottages, electric heating to pool (including solar panels), oil fired heating to farmhouse. Airband WiFi.

Fixtures and Fittings

Only those mentioned in the sales particulars are included in the sale. All others are excluded but may be available by separate negotiation. However, the majority of furniture, contents, fixtures, fittings and equipment in the letting cottages will be included.

Outgoings

Farmhouse - Council Tax Band E.

The holiday cottages have a Rateable Value of £14,850. Actual rates payable £4500. (Estimate 2025/6)

Local Authority

Torridge District Council www.torridge.gov.uk

Rights of Way

The neighbouring farmer has a right of way along the private lane to the property to access his fields.

Directions

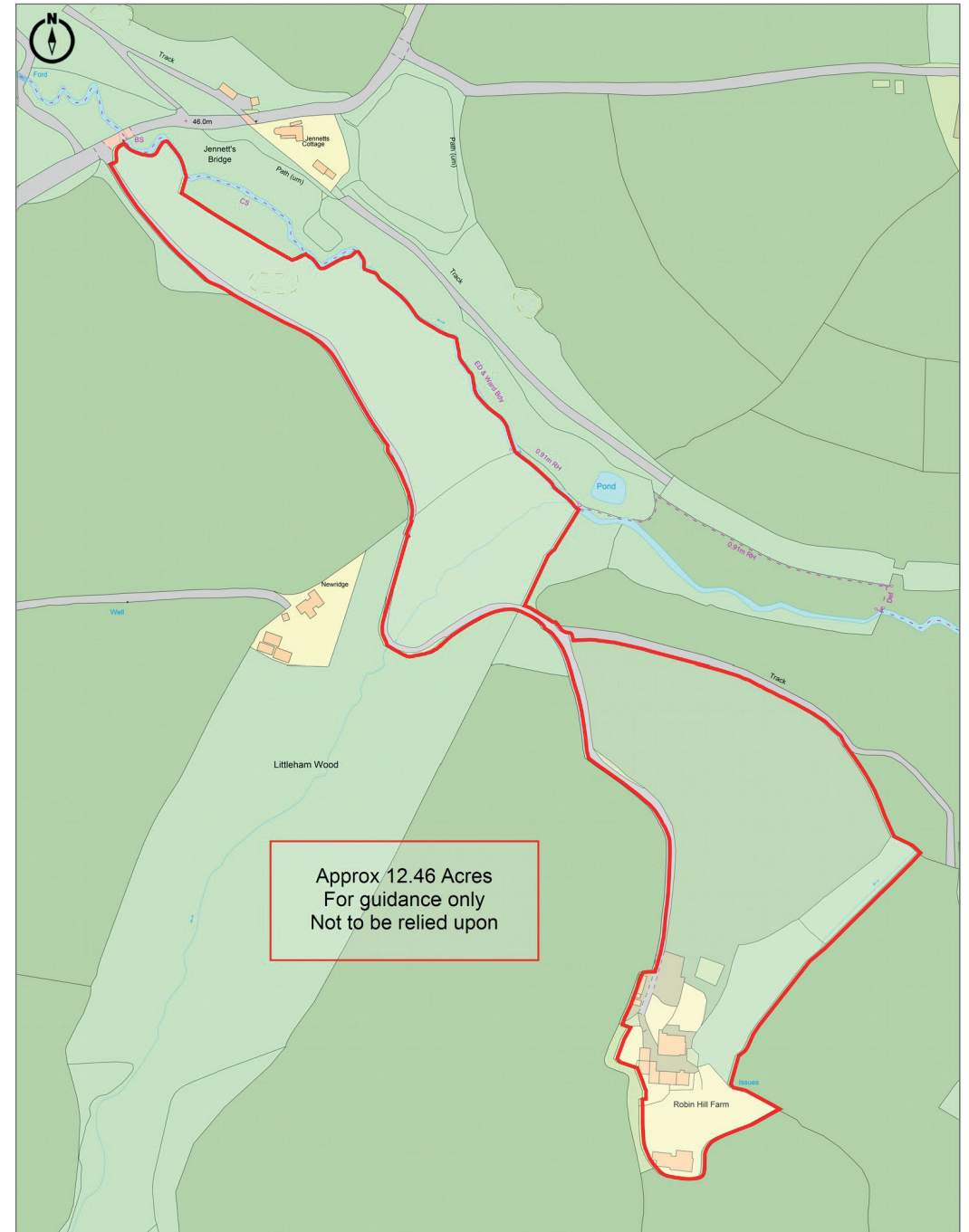
From the M5 take the A361 at J27 towards Barnstaple. On the outskirts of the town turn left at a roundabout on to the A39

to Bideford. Cross the high level Torridge Bridge by Bideford. At the first roundabout stay straight ahead on the A39. After 2 miles (after passing signs for The Big Sheep) turn left at the next roundabout (signed towards Clovelly Road Industrial Estate and Littleham). Immediately turn right to Littleham. Continue down the country lane and after a mile turn left at the cross roads signed Bideford. Carry on downhill passing Littleham Court. At the bottom of the hill turn right into Robin Hill Farm Cottages private lane. The car park is about ½ mile along this lane.

Viewing

Strictly by appointment through Stags Holiday Complexes department on 01392 680058.

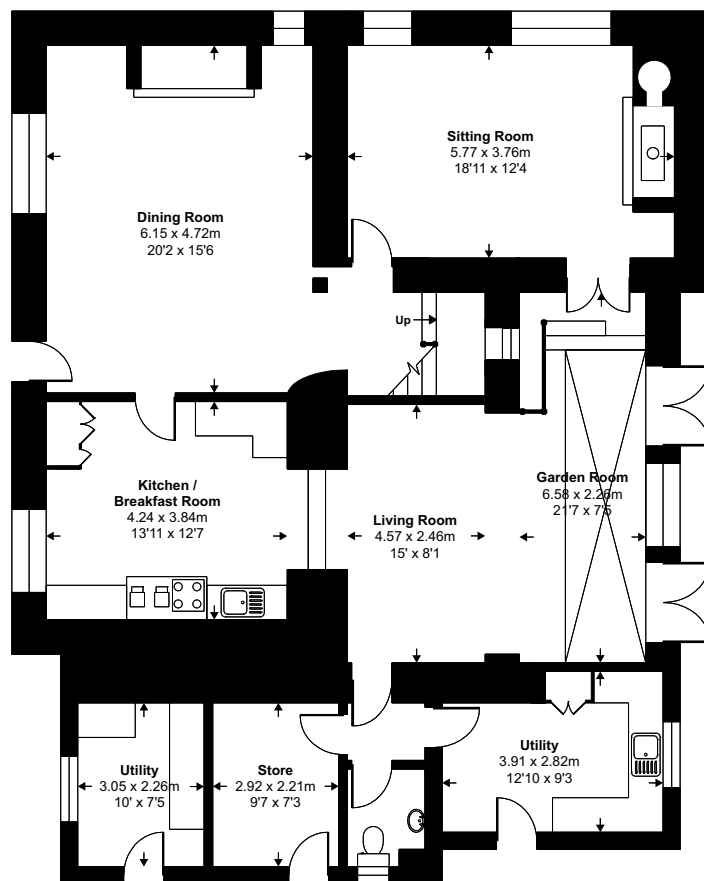
These particulars are a guide only and should not be relied upon for any purpose.



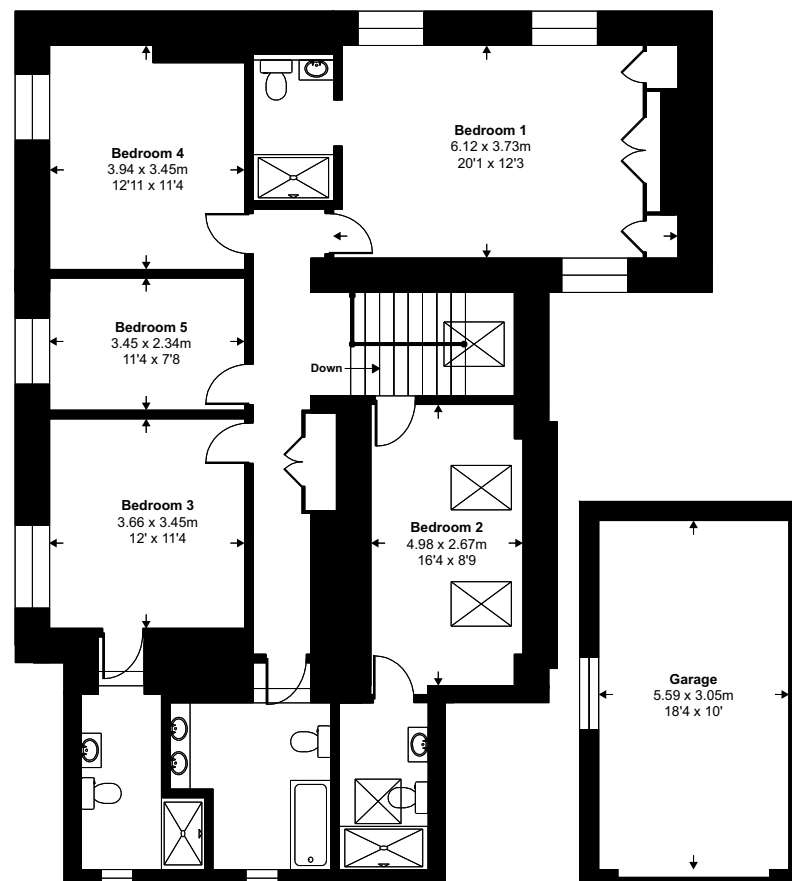


Approximate Area = 3014 sq ft / 280 sq m (includes garage & excludes external utility)

For identification only - Not to scale



Ground Floor



First Floor

R O B I N H I L L F A R M

