



Shells Holiday Cottages







Shells Holiday Cottages

Washford, Watchet, , TA23 0PU

A beautifully situated, established holiday complex with a range of traditionally built high quality holiday cottages and lodges and proven business track record together with an attractive and spacious owners cottage and grounds, in all extending to just over 3 acres.

- 5 bedroom character thatched cottage
- Established and successful business
- Surrounded by countryside
- In all just over 3 acres
- 7 quality holiday cottages and lodges
- Attractive and accessible location
- Further growth potential
- Freehold

Guide Price £1,600,000

Stags Holiday Complexes

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@StagsProperty

INTRODUCTION

Approached down a long drive, Shells holiday cottages lies in open countryside surrounded by fields while being easily accessible from the A39. Developed from scratch by the current owners, the site comprises of a thatched period cottage suitable as owners accommodation, although has been a lucrative holiday let as well, along with 7 quality cottages and lodges used for holiday letting. This business generates significant turn over due to the spacious and well presented accommodation providing luxury and style together with covered hot tubs, outdoor seating areas and well manicured gardens. Potential exists within the site for further development if desired, subject to the necessary consents.

SITUATION

The property is conveniently situated on the outskirts of Washford which has a primary school, hairdressers and a station on the famous West Somerset Steam Railway line. The historic port of Watchet with it's marina is about 2 miles away, a similar distance is Williton, which has a good range of everyday amenities. The West Somerset coastal resort of Minehead offers an excellent range of shopping, banking and recreation facilities and is approximately 7 miles away. The County town of Taunton, which has mainline railway connections and access to the motorway network, is approximately 17 miles. For those who enjoy exploring the countryside the area has some of the best walking, riding and mountain biking county within the whole of the south west, including the Brendon, Quantock and Exmoor Hills. The west Somerset coast has many renowned beauty spots which are all close at hand.

THE OWNERS HOUSE

Shells Cottage was formally a pair of farm workers cottages which we believe were converted into a single dwelling in the mid-1970s. In more recent times, the cottage has been sympathetically renovated and rethatched and includes leaded light effect windows.

The accommodation is arranged over 2 floors and comprises of an entrance hall with cloakroom and turning staircase to the first floor. There is a double aspect dining / sitting room with exposed beams and timbers, inglenook fireplace with inset log burner. One side has a library area and doors leading out to the garden. Steps lead down to the kitchen / breakfast room which has been fitted with a range of matching wall and base units with granite work surfaces, Belfast sink, range cooker, extractor canopy over, a dishwasher, slate flooring and door to outside. There's a brick utility room, freezer room and ground floor bedroom / study. On the first floor there are 5 bedrooms, 2 bathrooms and a shower room.

THE HOLIDAY COTTAGES AND LODGES

The 7 holiday lodges have all been built in the last 14 years. They were bespoke designed and built to a high specification with insulation and double glazing. Five of the lodges are actually concrete block construction with the remaining two timber framed. Several of the lodges have log burners or open fires and all have a range of natural wood flooring, fitted kitchen units including hob, oven dishwasher and fridge freezer. The largest lodge (Badger), has 4 bedrooms, 2 shower rooms, a 25 foot air source heated swimming pool, an entertainment room, with bar and pool pump room/WC and a further, BBQ hut. In addition, there is a garage, detached office building, with workshop with laundry rooms and store. All the lodges have their own hot tub, parking spaces and garden areas.

The lodges comprise:

Badger – 4 bedrooms, 2 bathrooms – sleeps 8

Ash – 4 bedrooms, 2 bathrooms – sleeps 8

Hazel – 4 bedrooms, 2 bathrooms – sleeps 8

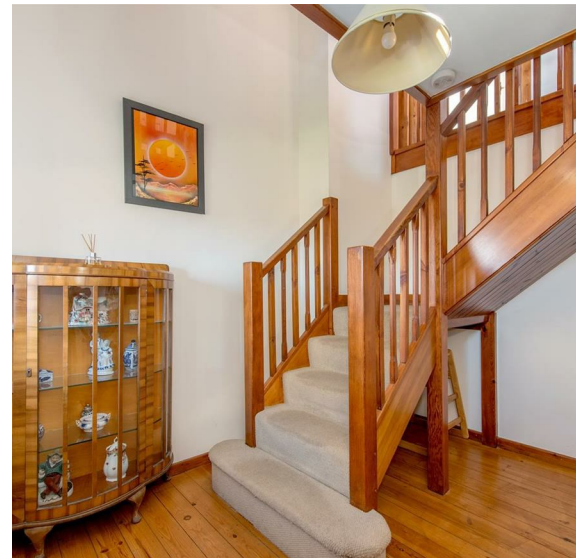
Orchard Cottage – 2 bedrooms, 1 bathroom – sleeps 4

Walnut Cottage – 2 bedrooms, 1 bathroom – sleeps 4

Oak – 2 bedrooms, 1 bathroom – sleeps 4

Elm – 2 bedrooms, 1 bathrooms – sleeps 4

For more information and photos please go to the business website at www.shellsholidaycottages.co.uk





THE BUSINESS

Developed by the current owners over many years the bookings are mainly agent generated with some direct sales from returning guests and direct from the business website. The owners have created an established track record of bookings and basic accounts can be provided to bona fide purchaser after a viewing. The owners have used Badgers Lodge as their residence and therefore not been part of the letting business. Once introduced it could provide significant revenue.

GARDENS, OUTBUILDINGS AND LAND

Well manicured gardens form a parkland feel across the whole site which is interspersed with mature trees and shrubs. All the properties have open space for guests, with Shells cottage and Badgers having particularly private garden areas. On the entrance to Badgers is an office/workshop and laundry building provide useful space for working on site for staff or managers. At the entrance to the site an open paddock/garden space of approximately 0.75 acres would provide animal enclosure space, kitchen garden or potential as a dog walking facility.

SERVICES

Mains electricity

Private water via bore hole with treatment plant

Private drainage (the owner plans to install a new treatment plant for the site by the end of 2024)

Heating is a mix of LPG and electric.

Broadband: Owners uses Starlink for home and business approx. upto 150mbs

Mobile coverage 'Likely' with EE, O2, Three and Vodafone (Ofcom).

OUTGOINGS

Badger Lodge council tax band B

Shells Cottage and remaining lodges all individually business rated between £5100 and £1650

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 the furniture, contents, fixtures, fittings and equipment in the owned letting properties will be included.

RIGHTS OF WAY

The property is sold subject to and with the benefit of any public or private rights of way or boundaries. In particular, a public footpath enters the property from the road and exits by crossing the drive before the main site.

DIRECTIONS

From Williton travel West on the A39 for approximately 1.3 miles. At the roundabout, take the first exit onto the B3190, signposted Bampton/Raleighs Cross. Shells Holiday Cottages will be found as the first entrance on the right hand side through the brick pillars.

VIEWINGS

Strictly by appointment through Stags Holiday Complex department on 01392 680058

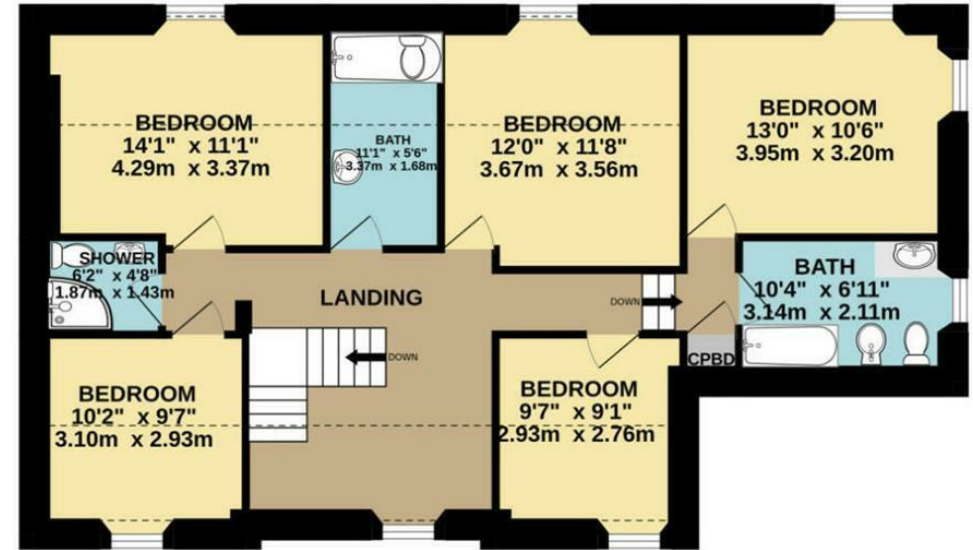
DISCLAIMER

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

GROUND FLOOR
965 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR
990 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA : 1955 sq.ft. (181.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



