



LOWER YELLAND FARM AND ORCHARD LODGES

YELLAND • BARNSTAPLE • EX31 3EN

“An outstanding opportunity to acquire a profitable holiday lodge business and a 6 bedroom owners’ house in a popular north Devon holiday location”

Barnstaple 4.5 miles, Tiverton 34.8 miles, Exeter 44.4 miles
(Distances are approximate)

6 bedroom house (4 en suite)

Profitable leisure business

4 self-catering lodges with hot tubs

Overall approximately 1.75 acres

Freehold



NORTH DEVON

North Devon is a stunning region of the South West and is home to 3,000 hectares of dramatic coastline, woodland and moorland. The excellence of the environment is reflected throughout North Devon's sweeping golden sandy bay beaches, lush valleys and sparkling streams. North Devon is a surfing hub being exposed to some of the best Atlantic swell that the North Devon coast has to offer.

North Devon is home to several market towns, including Barnstaple, Bideford, and South Molton, each offering their own unique charm and character. The nearby village of Instow, on the estuary where the Taw and Torridge meet, is particularly attractive with a range of independent shops, restaurants, cafes and pubs. On the other side of the estuary is the traditional fishing village of Appledore, full of history and home to the annual Appledore Book Festival. RHS Garden Rosemoor, one of only 4 RHS gardens, is 11.8 miles from the property. Saunton Sands and Westward Ho Beach are 11.3 and 6.3 miles from the site respectively - both of which are great surfing destinations.

Directly accessible from the property is the Tarka Trail which is a 180 mile loop of footpaths and cycleways with a large section of converted railway providing 30 miles of traffic free cycling, which is the longest stretch in the UK.

CONNECTIVITY

Lower Yelland Farm is located in Yelland, a predominantly residential village. It is accessed via the B3233 which joins the A39 'Atlantic Highway' at Westleigh, 3.7 miles away. The closest M5 motorway junction is 27 at Tiverton which provides accessibility to Exeter and the north. The nearest train station is Barnstaple Station which is approximately 4.5 miles away.



Barnstaple



Saunton Sands



Putsborough



The Taw River

LOWER YELLAND FARM

Lower Yelland Farm, dating from 1658, and constructed in the style of a Devon Longhouse provides spacious and private owners' accommodation with 6 bedrooms. The property is separate from the Lodge business.

Lower Yelland Farm retains many attractive features such as exposed beams and fireplaces but has been sympathetically updated to provide an excellent owners' accommodation. There are 6 bedrooms in total, of which 4 are en suite complemented by a range of reception rooms on the ground floor including living room, dining room plus kitchen with feature staircase and views over the garden. The property has previously operated as a B&B and offers a purchaser the opportunity to do so again should they wish to.

To the rear of the house is a large, mature private garden which has the benefit of being south facing. In the garden is a decked area and a hot tub.



Lower Yelland House



Lower Yelland House Bedroom



Lodge Interior

ORCHARD LODGES

There are 4 self-catering holiday lodges situated in an attractive Orchard. All units are finished to an excellent standard internally. Externally they have private gardens, BBQ's and hot tubs which encourage year round occupancy.

In total, the Lodges accommodate up to 22 guests. A virtual tour of the Lodge accommodation can be found on the businesses' dedicated website: <https://www.orchardlodges.co.uk/>. There are direct links at the rear of this brochure to the 360 property tours for the lodges. A breakdown of the accommodation is provided below:

LODGE	BEDROOMS	SLEEPS
Apple Lodge	4	8
Cherry Lodge	3	6
Blackberry Lodge	2	4
Damson Lodge	2	4
TOTAL	11	22

AMENITIES AND EXTERNAL AREAS

All of the cottages have private gardens, hot tubs and dedicated parking areas.

Within the orchard are 32 solar panels which power the hot tubs. There is also a laundry.

There is also direct access to the Tarka Trail.



Lodge



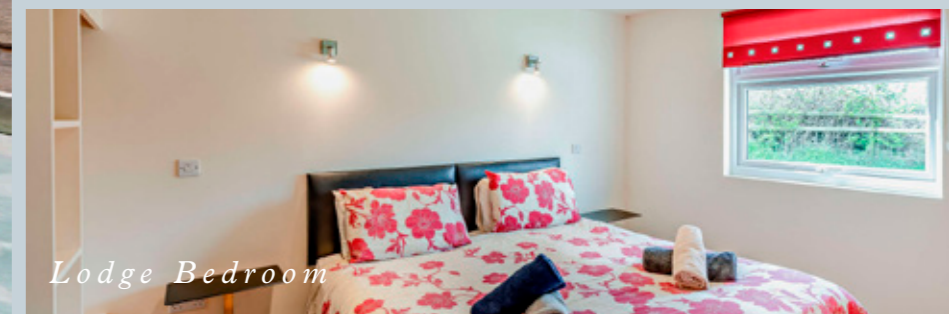
Lodge Interior



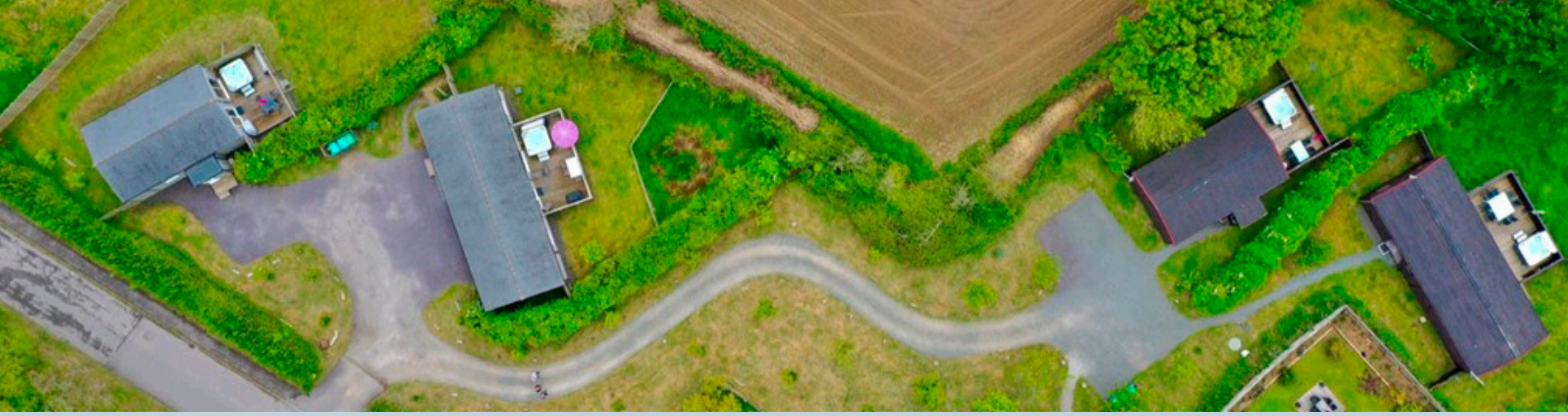
Lower Yelland House Living Room



Lower Yelland House Kitchen



Lodge Bedroom



GENERAL INFORMATION SERVICES

Orchard Lodges: Mains gas, water, drainage and electricity.
Lower Yelland Farm: Mains water, drainage and electricity.
Gas central heating.

TENURE

Freehold.

ENERGY RATINGS

EPC's are available upon request.

TRADE

The business is currently owner operated and trades as a holiday letting business.

The sale offers the first opportunity to purchase this business since it was developed by our clients. The business benefits from significant levels of repeat business and high occupancy. The business is well stabilised and consistently delivers net profits in excess of £100,000.

WEBSITE AND VIDEO TOURS:

The properties at Orchard Lodges can be viewed at the website:
<https://www.orchardlodges.co.uk/>

360 tours for the properties are available as follows:

Apple Lodge - <https://www.orchardlodges.co.uk/vtour-apple/>

Blackberry Lodge - <https://www.orchardlodges.co.uk/vtour-blackberry/>

Cherry Lodge - <https://www.orchardlodges.co.uk/vtour-cherry/>

Damson Lodge - <https://www.orchardlodges.co.uk/vtour-damson/>.

VAT

Should the sale of the Property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

FIXTURES AND FITTINGS

Trade inventory will be included in the sale. Stock at valuation on completion.

LOCAL AUTHORITY

North Devon Council
Lynton House, Commercial Rd, Barnstaple EX31 1DG
Tel: 01271 327711

RATEABLE VALUE AND COUNCIL TAX

£10,000 for the holiday cottages (April 2023 onwards).
Lower Yelland Farm – Council Tax Band A

CONTACT

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VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

