



Lodge 2 Adjacent to The Stables



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Moor Lane, Braunton, EX33 1HG

Beautiful rural setting on outskirts of the village, within easy access of local amenities, cycle routes, coastal footpaths,

A luxury freehold detached holiday lodge, with potential to extend, near the beaches of Saunton & Croyde

- Currently living room/kitchen
- Good potential to extend.
- Parking for 2 vehicles.
- HOLIDAY USE - Cannot be lived in
- Currently business rated
- Bedroom & Bathroom
- Private decking and garden.
- Contents available.
- 1 of 3, available together or separately.
- Freehold

Guide Price £250,000

SITUATION & AMENITIES

Set in an enviable village edge location. One of the closest holiday properties in Braunton, to Saunton beach and Saunton Golf Club, in a beautiful country setting, yet close to all the amenities, just 1.9 miles by car to Saunton beach and 3 miles to Croyde beach. Its an easy walk to the village centre with popular pubs, cafes and coffee shops, ¼ mile away, with a cycle path most of the way and a footpath. The site is close to Moor Lane and leads to a stunning walk or cycle, 1.4 miles, to the Sandy Lane car park, set in Braunton Burrows UNESCO biosphere reserve. A walk from there, through the dunes then take you to the stunning south end of Saunton beach. Crow Point, where the head of the estuary meets the end of the beach, is also easily accessible by bike, using Moor Lane. The field within which the lodge sits is set in a very natural area, close to the coast with adjoining fields, woodland and two SSSI nature reserves close by and an abundance of nature. Braunton also offers a Tesco Superstore and the family run Cawthornes Store, in the village centre, serves the village as well as butcher, greengrocer, hardware store and medical centre. In the opposite direction, and again just a short car journey or healthy walk, are the fine sandy beaches at Saunton (also with championship golf course – 1.4 miles) and a little further afield the world-famous surfing beach of Croyde with Putsborough and Woolacombe just beyond. Barnstaple, the regional centre, is around 5 miles and offers the area's main business commercial, leisure and shopping venues as well as live theatre and District Hospital. At Barnstaple there is access to the A361 North Devon Link Road, which runs on in around 45 minutes or so, to Junction 27 of the M5 Motorway, where Tiverton Parkway offers a fast service of trains to London Paddington in just over two hours. The nearest international airports are at Bristol and Exeter.



ACCOMMODATION

The lodge is approached via a hardwood galleried decked area, through double glazed French doors, opening directly into OPEN PLAN LIVING AREA, arranged in sitting, dining and kitchen 'zones'. The DOUBLE BEDROOM enjoys lovely views through two tall windows and can accommodate twin or super king beds. The spacious SHOWER ROOM has a walk-in shower/wet room. There is level access throughout the lodge with no raised thresholds. There is electric underfloor heating throughout. The decking area and garden are ideal for Alfresco dining. The Lodge and two private parking spaces are set within the hedged and fenced private plot which totals approximately 440 sqm. The Lodges are accessed by a well maintained gravel drive which is a shared access and each property will pay a proportion of the ongoing maintenance costs. Further details about this can be made available by the vendor's solicitors. Further land is available opposite the lodges by separate negotiation. There is a further property available adjacent to the lodges, which would make an excellent home for the owner/manager. Please refer to the agents for more details.

SUCCESSFUL HOLIDAY BUSINESS

Lodge 2 is one of three, detached lodges (all three are potentially available at £650,000 as a complete business along with separate manager's accommodation, which is also available in addition, subject to negotiation). This is an excellent lifestyle business, more information can be viewed on the dedicated website at www.thegallerylodges.co.uk. The contents are available, so too is further information concerning the historic income, from the selling agents. Two important questions that a purchaser may wish to know the answer to, are that hot tubs will be allowed and one well behaved dog will be allowed to accompany house guests.

SERVICES

Mains electricity and water. Shared private drainage. Phone connections are close by.

DESCRIPTION & PLANNING

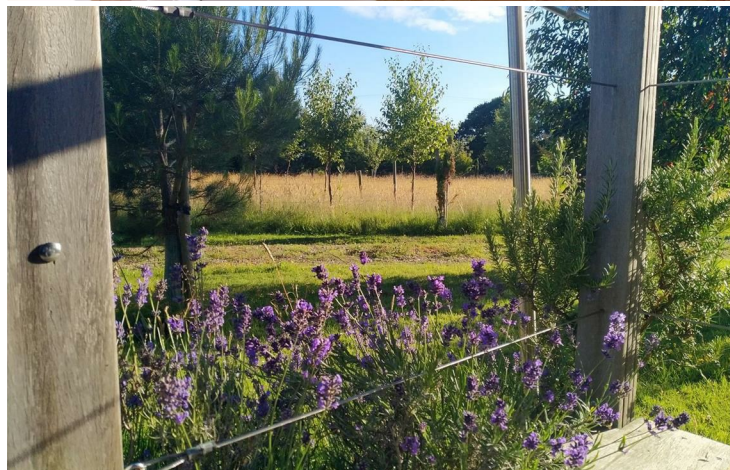
The property present cedar clad elevations beneath a zinc roof, with aluminium anthracite grey double-glazed windows. The property has planning consent for short let holiday accommodation only and the planning consent specifically states 'no unit shall be occupied as a persons sole or main place of residence or as a second home. No unit shall be occupied by any person for a period exceeding 28 days consecutively in any calendar year. The owners/operators shall maintain an up to date register of the names and main home addresses of all occupiers of the holiday units, and shall make this information available at all reasonable times to the local planning authority.' A recent planning application to extend the adjoining lodge was granted on 16th May 2024. The North Devon Council planning reference for this application is 78510. Accordingly, it seems possible that Lodge 2 could follow this precedent. We understand as the lodge is less than 50sqm in size, that it is exempt from requiring an Energy Performance Certificate.

DIRECTIONS

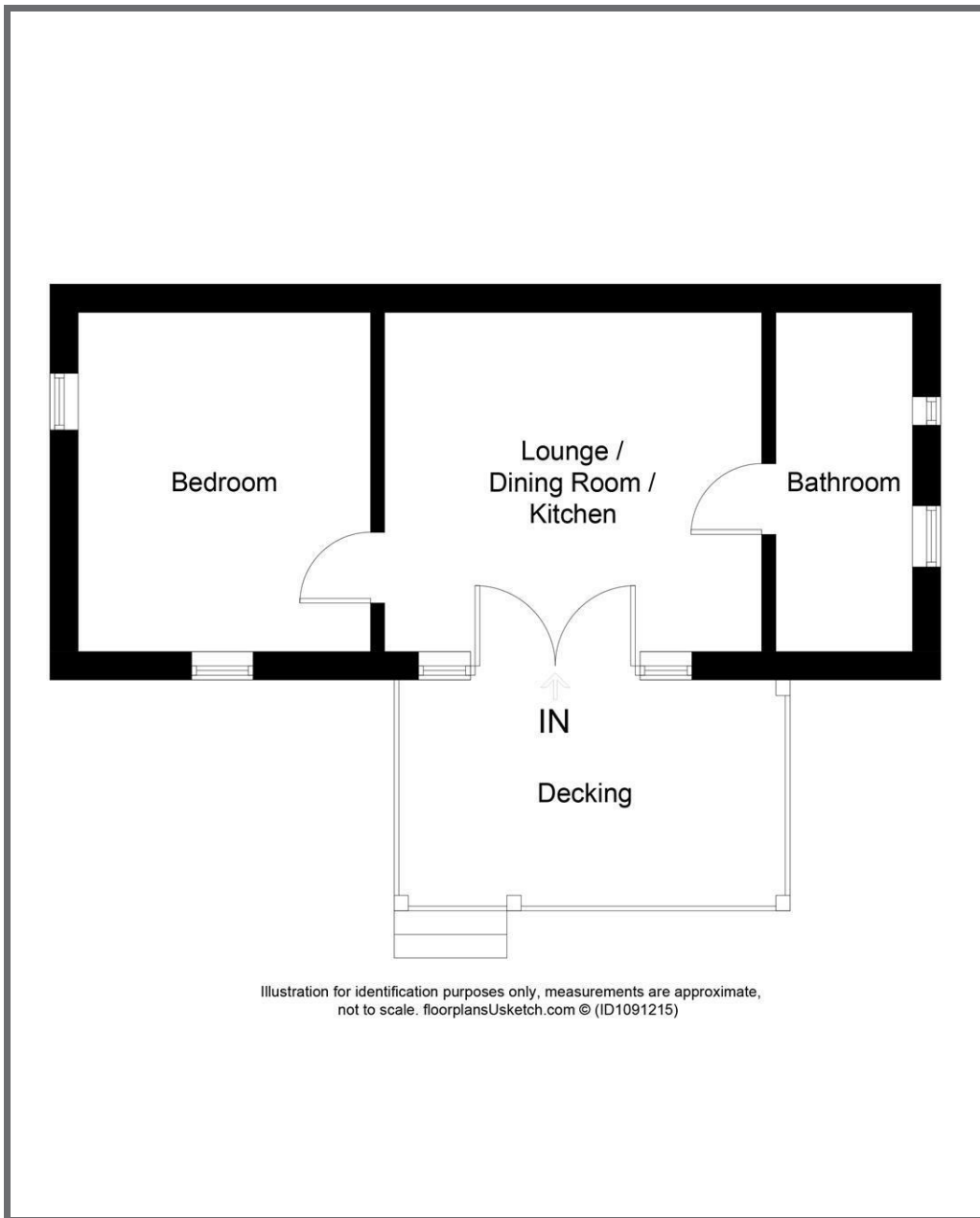
Leaving Braunton on the Saunton Road, after around ¾ mile, bear left into Moor Lane and immediately right into a private access signed 'The Stables'. Continue and park in The Stables carpark and a Stags representative will meet you there and walk you around to the lodge.

VIEWINGS

Strictly by appointment and subject to working around any potential holiday guests.



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.



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