



Wheel Farm Cottages







Wheel Farm Cottages

Combe Martin, Ilfracombe, , EX34 0NT

Combe Martin/Coast 10 Minutes. On the fringes of Exmoor. Woolacombe 10 miles.

An opportunity to purchase a well put together Holiday Complex, 5 bedroom farmhouse with 9 self catering cottages, indoor pool, tennis court and extensive grounds and gardens with a huge amount of potential to create a thriving business located in the North Devon countryside, a stunning rural location providing close access to the North Devon coastline.

The property could now benefit from some overall maintenance and general improvements.

- Versatile Holiday Complex Property
- 9 Self Catering Cottages
- 7.26 Acres of Gardens & Grounds
- Rural Position
- 5 Bedroom Detached Farmhouse
- Heated Indoor Swimming Pool & Sauna
- Tennis Court
- Close To The North Devon Coastline

Guide Price £1,000,000

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Introduction

An opportunity to purchase a well put together Holiday Complex with a huge amount of potential to create a thriving business. Wheel Farm Cottages is located in the North Devon countryside, a stunning rural location providing close access to the North Devon coastline.

The property comprises of a five bedroomed detached farmhouse, nine well appointed self-catering cottages, a heated indoor swimming pool with a sauna, and a tennis court, all set in extensive gardens and grounds totalling 7.26 Acres. The property could now benefit from some overall maintenance and general improvements.

Situation

Wheel Farm Cottages sits in a beautiful and peaceful rural setting a short distance from the popular village Combe Martin, The renowned beaches at Croyde, Putsborough, Saunton (also with Championship golf course) and Woolacombe some 7 miles or so to the west. Blackmoor Gate and the beauty of Exmoor is about 3 miles to the east. Barnstaple, the Regional Centre, is about 11 miles south and offers the area's main business, commercial, leisure and shopping venues as well as North Devon District Hospital. At Barnstaple there is access to the North Devon Link Road which leads on to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours.

Other popular tourist attractions in the area include the quaint former fishing villages of Clovelly and Lynmouth, theme parks such as the Milky Way and Big Sheep, the Doone Valley, Dunster Castle, RHS Rosemoor and various National Trust properties

The Farmhouse

An attractive detached farmhouse with its own private driveway, garden and with potential to extend subject to necessary permissions.

Upon entering the farmhouse there is a hall, spacious sitting room with inglenook fireplace including feature beam, original bread oven and wood burning stove. The kitchen is well equipped with range cooker large space for dining table, utility room, shower room and a dining room which is currently used as an additional bedroom with a blocked doorway into the sitting room.

Also on the ground floor is an office with its own separate entrance which could be re-connected into the dining room if required and would make an ideal reception/office for the business. On the first floor off the landing is four bedrooms (bedroom 1 en-suite shower room) and bathroom with a modern white suite.

Outside the gardens are laid to lawn with flower and shrub borders with a patio

The Barn

The Barn is a two storey end of terrace cottage which consists of an open plan layout on the ground floor, sitting room/dining room leading through into the kitchen and shower room. First floor with two landings as the property has two staircases with each end of the first floor containing 3 bedrooms and a bathroom. The property can accommodate 12/14 guests and an ideal property for the larger group bookings.

Linhay

The Linhay is a single storey 2 bedroom, (one double room one twin room) stone cottage with an open plan sitting/dining room and kitchen area. Bathroom. This property sleeps 4

Byre

Two storey stone built cottage, entering into the cottage is an open plan sitting room/dining room and kitchen area with wood burning stove. On the first floor there are 3 bedrooms and a bathroom. Bedroom 1 benefits from French windows out onto a Juliet balcony. The property sleeps 5





Hayloft

Two storey stone built cottage, entering into the cottage there is an open plan sitting/dining room and kitchen area with wood burning stove. First floor is a double bedroom and bathroom, The property sleeps 2

The Diary

The Diary is a single storey cottage with two bedrooms and an open plan sitting/dining room and kitchen area. There is also a bathroom. This property sleeps 2

Lower Mill

Lower Mill, Upper Mill and Mill Wheel Cottage are in a separate former mill building overlooking the pond and grounds . The ground floor apartment consists of an open plan sitting/dining room and kitchen area with wood burning stove. Double bedroom and bathroom, the property sleeps 2.

Upper Mill

First floor apartment also in the converted from the former mill building consists of a sitting/dining room and kitchen area with wood burning stove, bedroom and bathroom. (Sleeps 2).

Mill Wheel Cottage

Also in the converted mill building, Mill Wheel Cottage is a two storey upside down cottage accessed via patio doors with an open plan sitting/dining room and kitchen area with wood burning stove and vaulted ceiling with exposed roof trusses. At lower ground floor there is a hall with an interconnecting door into Upper Mill, 3 bedrooms and a shower room. Outside there is a private enclosed garden. This property sleeps 5 and could be versatile being rented out alongside Upper Mill.

Leisure Facilities

Pool building with a guest laundry along with a ladies & gents changing rooms. Tiled pool 9.12m x 4.53m (29'9 x 14'8) with a depth of 1.4m to 0.8m. Within the pool room is a 4 persons sauna.

Tennis court with chain link fencing, children's play area at the top of the site with slide, wooden rope bridge and obstacle course plus a levelled area for ball games

Please note that the leisure facilities require some maintenance, including incomplete paddock fencing around the children's play area .

There are plenty of ideal locations in the grounds to place marquees for larger events or weddings.

Outside

At the top of the site there is a timber agricultural building 8.31m x 3.35m (27'2 x 10'9) with a concrete floor along with a loose box.

Next to the pool building is a levelled lawn area for seating where the mill pond is located and original mill wheel. At the bottom of the site is a nature walk which leads down to a stream

At the entrance to the site is the paddock which has previously been used as a CL site for caravans and has potential for glamping. Next to the paddock is an overflow car park laid to scalping's with parking for approximately 12 vehicles. The main car park is laid to gravel with parking for 10 vehicles and has bin storage, a recycling station and log store.

Services

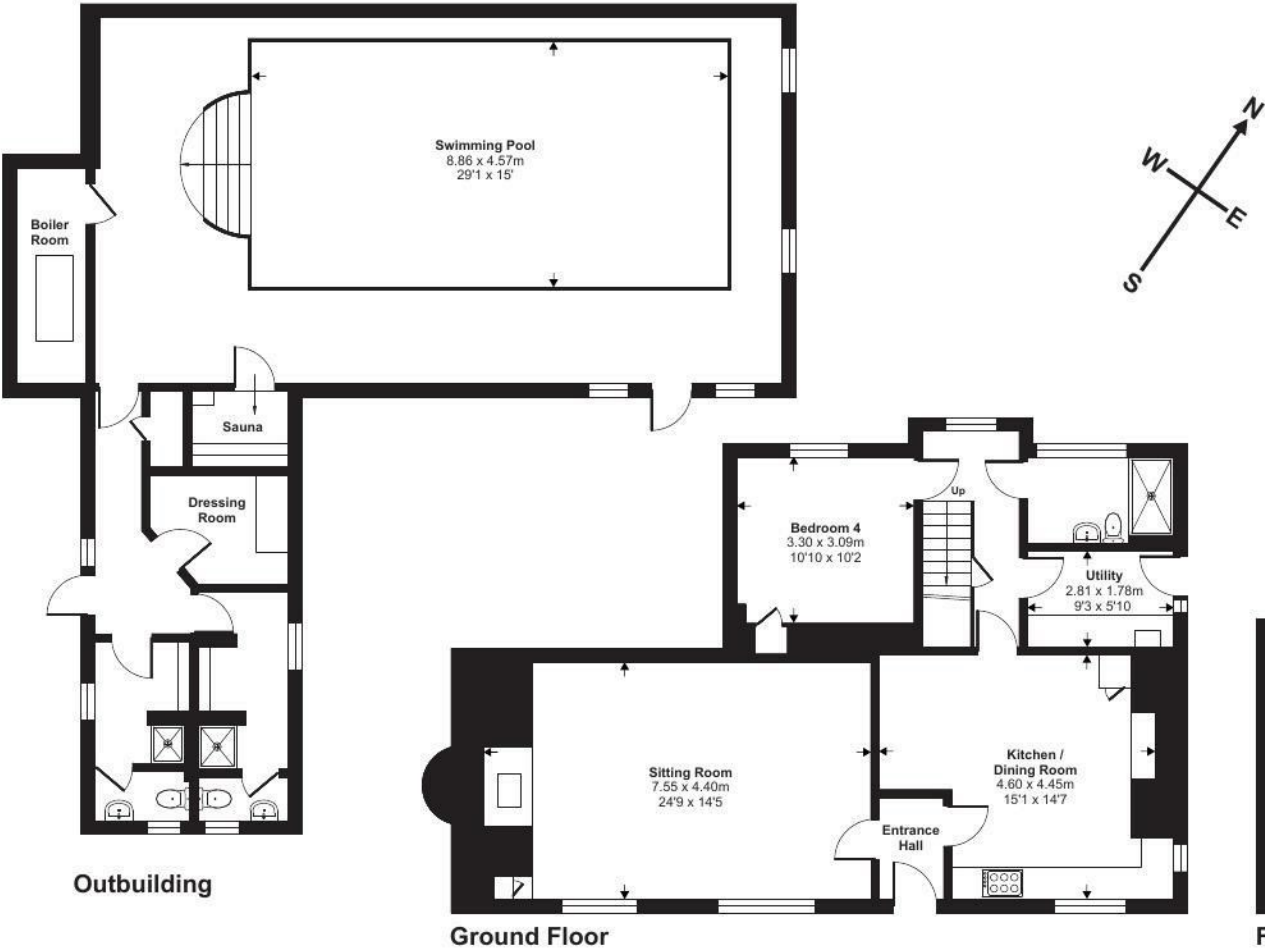
LPG Gas Tank, Mains Water, Mains Electricity, Private Drainage. Purchasers to make their own enquiries

Agents Notes & Viewings

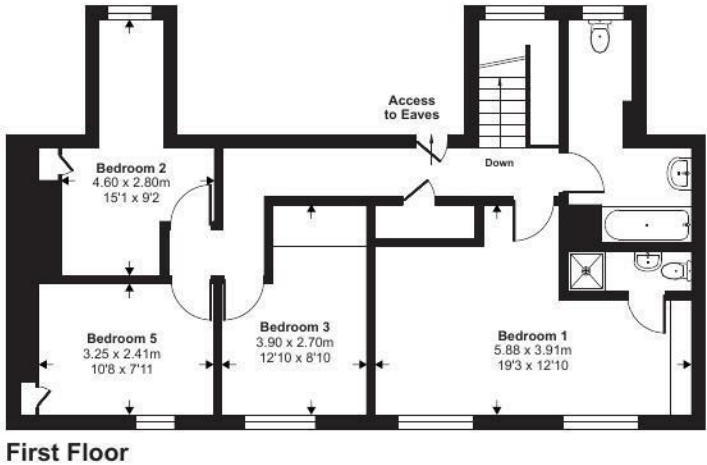
All viewings must be accompanied on site with Stags - Contact Number 01392 680058

///forgives.boasted.boisters What Three Words

Approximate Area = 1741 sq ft / 161.7 sq m
Outbuilding = 1313 sq ft / 121.9 sq m
Total = 3054 sq ft / 283.6 sq m
For identification only - Not to scale



The Farmhouse



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1234206



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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		



