



North Thorne Farm [12.29 Acres],
Wiltshire







North Thorne Farm [12.29 Acres],

Bratton Fleming, Barnstaple, Devon, EX31 4SL

Bratton Fleming 6 miles. North Devon Coast 7 miles. Barnstaple 10 miles. Exmoor 10 minutes.

A period farmhouse, pair of holiday barns and glamping business, set in 12.29 acres in a timeless location overlooking Wistlandpound Reservoir.

- 4/5 Bedroom detached period farmhouse
- Two period holiday barns.
- Third barn with consent to convert.
- Glamping & fledgling holiday business
- 5 Safari cabin tents [sleep 23 overall]
- Games Room, Superb shower facilities.
- Buildings, Car Parks, Gardens, Courtyard.
- 12.29 Acres [Further 5.6 available]
- Council Tax Band E [House] & Business rates
- Freehold

Guide Price £1,250,000

Stags Barnstaple

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SITUATION & AMENITIES

Bordering Wistlandpound Reservoir, just a mile outside of Exmoor National Park and 15 minutes away from the coast, the location gives the opportunity to enjoy the Devon countryside, Exmoor and some of the county's best sandy beaches. The reservoir borders the farm, giving stunning vistas and offers pleasant trails for walking and cycling. The south facing glamping field has amazing views across rolling hills from Exmoor to Dartmoor, capturing long bright days and the amazing dark night skies. A drive out, or walk across Exmoor is just spectacular and you can regularly see the beautiful Exmoor ponies, deer, owls and a huge array of wildlife, flora and fauna. Notable towns, villages and hotspots within the moor include Lynton & Lynmouth, on the coast, Dunster, Dulverton, Tarr Steps and the Doone Valley (the setting for the fabulous Lorna Doone book by RD Blackmore). North Devon's famous sandy surfing beaches are all within around 30-45 minutes by car, including Combe Martin (the nearest), Woolacombe, Crocye, Saunton (also with championship golf course), Putsborough Sands, Instow and Westward Ho!, to name but a few. Barnstaple, the regional centre is less than half an hour and offers the area's main business, commercial, leisure and shopping venues, as well as Pannier Market and District Hospital. At Barnstaple there is access to the A361 North Devon Link Road which runs on in around 45 minutes 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. Alternatively, the A361 can be accessed at Aller Cross, just outside of South Molton. The nearest international airports are at Bristol & Exeter. There are excellent private schools in the area including West Buckland School (with local pick up points), Blundell's School at Tiverton, Shebbear College and Kingsley School at Bideford.

DIRECTIONS

From Blackmore Gate, proceed in a south easterly direction toward South Molton on the A399. After 400 yards turn right, towards Calvert Trust and Loxhore. Continue for one mile and turn left into Wistlandpound Reservoir carpark. Turn left at the bottom of the carpark signed 'Trails' and continue down and across the dam. Keep straight ahead and the entrance to North Thorne Farm is directly ahead of you.

WHAT3WORDS://campsites.family.look

DESCRIPTION

The unique approach to the farm is over a 'no through' roadway, maintained by the water company, which crosses the Reservoir, leading onto a private entrance drive and the original 4/5-bedroom detached owner's farmhouse, which is entirely self-contained and private from the commercial elements of the property. Off a separate spur drive are two quality two-bedroom period holiday barns with private courtyards and 365-day holiday use. Adjacent to the house and forming part of the courtyard is a former grain store, also with consent for conversion to holiday use (we believe the consent has commenced), but with the possibility to convert to a potential annexe to the house (subject to any necessary change of use). Scattered around a glamping field are five safari cabin tents (three sleep five and two sleep four) and these surround an attractive spring fed pond. Although the current owners have five safari tents on site, there is planning permission and provisions for up to 10 tents to be available. Nearby there is an excellent communal lounging area and kitchen, as well as shower block of ten themed cabins, which can be allocated and lockable (including one disabled friendly). There is an excellent games room and adjacent building including a tractor barn. Communal grounds include courtyard gardens, camping car park and two stock proof pasture fields, currently grazed but some with potential for camping, subject to any necessary consents. A further 5.6 acres adjoining, are available by separate negotiation if required.

THE OWNER'S HOUSE

North Thorne Farm was originally part of the Arlington Estate, now in the ownership of the National Trust. The house is approached over a private entrance drive, flanked by brick pillars, colourful shrubs and herbaceous beds with plenty of space for parking and turning. The property presents painted rendered elevations, with mainly double-glazed windows beneath a slate roof. The south facing aspect overlooks the garden and fields beyond. The accommodation is more clearly shown on the accompanying floorplan and includes on the ground floor; Entrance Hall, Sitting Room overlooking the garden with a feature former fireplace, Country Kitchen/Dining Room which features a fireplace with wood burner and a range of kitchen units in painted wood with natural wood work surfaces. There is a rear Porch/Bootroom as well as Utility Room, Cloakroom and Study/Bedroom 5 (currently arranged as a bedroom with independent access to outside). On the first floor there is a Landing, four Double Bedrooms, two of which feature Victorian ornamental fireplaces, as well as Bathroom with bath, overhead shower, wash basin and separate WC. On the southern side of the house are pretty gardens enclosed by a low-level drystone wall, with a mostly level lawn, mature shrubs and flower beds. There is also a terrace ideal for Al Fresco dining and a gateway leading into the glamping field. To the rear of the house is a wide tarmac parking area, mature shrubs and herbaceous beds, as well as double garage which is currently set up for leisure use. Adjacent to the house and linking the former Grain Store is a laundry room for use by the owners. Accessed privately from the owner's garden, is a two-storey extension which comprises private store with bar above.





THE CALVING BARN & TRACTOR BARN

These barns are both detached but linked by one of the former farm buildings, both present elevations of stone and painted render beneath slate roofs with double glazed windows. The Calving Barn is accessed through a pair of glazed doors to the ground floor and open plan Living/Dining Room and Kitchen in three distinct zones with vaulted beamed ceiling. There is a contemporary bathroom on the ground floor, twin bedroom with galleried second bedroom over. The Tractor Barn is similarly arranged, once again accessed through a pair of glazed doors to open plan Living/Dining/Kitchen areas. There is vaulted beamed ceiling, exposed stone work, Bath/Shower Room in a contemporary style, Twin Bedroom, mezzanine Second Bedroom. Each of the barns has access to private outside space to the rear. To the front there is an attractive courtyard with rustic pergola, for communal use.

THE GLAMPING FACILITY

The lodges are approached via a spur off the main driveway, with grass pathways leading to the five lodges, which are located to maximise the stunning countryside views. These are of timber construction with canvas walls. Each comprise two Bedrooms and Living Room with cooking facility. Each has a covered veranda. At the centre of the field is a beautiful natural pond, perfect for visiting ducks and geese as well as a perfect haven for wildlife. The vendors website states 'Most mornings you will hear the amazing sounds of the jungle- but you're not going mad, Exmoor Zoo is a few fields away and the Monkeys and Gibbons make a mesmerising sound'. Devon Banks enclose the field providing a family friendly environment. The vendors have created a facilities barn which includes a communal lounging area and kitchen, with ten fridges for private use by guests, as well as ten private themed shower and WC cabins. The themes inspired by the things that the vendors love. Another barn provides a space for games and to relax and socialise should the weather be inclement.

OUTBUILDINGS AND LAND

Nearest to the glamping fields is a substantial tractor barn and adjacent store housing the water system. In addition to the communal grounds and courtyard there is a grass carpark which serves the glamping business, as well as two stock proof pasture fields which are currently grazed but some with potential for camping (subject to any necessary change of use), possibly also ideal for those interested in equestrian pursuits, especially given the proximity of Exmoor nearby.

SERVICES

Mains, electricity and water with extensive 7,500 litre storage facility. The house has oil central heating. The barns are heated by new LPG systems and independent boilers. The safari tents have a solar supply. Drainage is to a sewage treatment plant. We understand that there is a good 4G internet connection.

LOCAL AUTHORITY

North Devon District Council www.northdevon.gov.uk

THE BUSINESS

The vendors only acquired the property in 2019 and have since achieved planning consent and indeed converted the two holiday barns, as well as adding the safari cabins etc. The annual turn over is therefore at the point of infancy but the vendors are able to provide projections based on future bookings, further details are available upon request. Further images and information can be found at www.norththorne.com. Accounts can be made available to bona fide interested parties after a viewing. Glamping season normally runs from April to the end of September. The original consent for the glamping was for ten units to be reviewed after five years (with two years remaining). Any new owner will be able to reap the rewards of the vendors investment. There is also scope for a buyer to both stamp their mark and expand the business.

OUTGOINGS

The house is council tax band E. The holiday elements are business rated on small rate relief.

SPECIAL NOTES

A public footpath runs up the initial entrance drive, then bears off along the side of the glamping field and then off the property all together. If purchased without the additional acreage, the vendors will need to retain a strip of land from the the main access across one of the fields being included, in order that the retained field can be accessed.

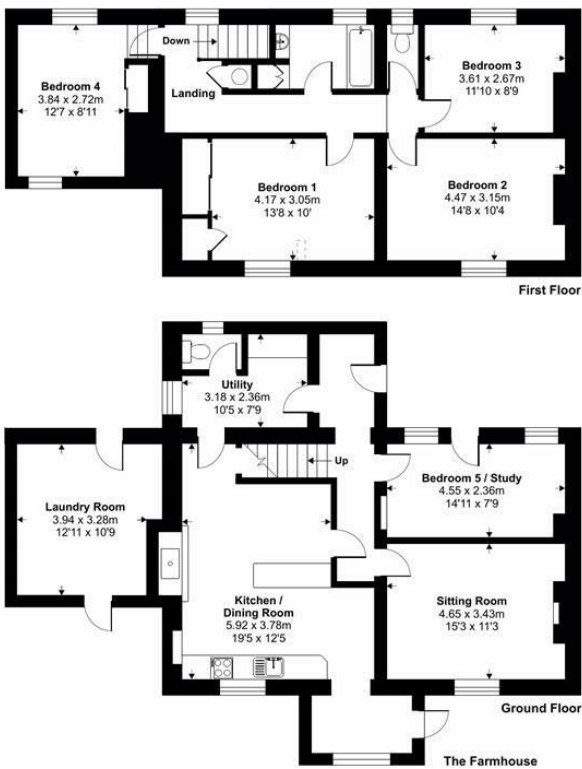
VIEWINGS

Strictly by appointment through Stags Barnstaple office 01271 322 833 / barnstaple@stags.co.uk or Stags Holiday Complex Department 01392 680 058 / holidaycomplexes@stags.co.uk

DISCLAIMER

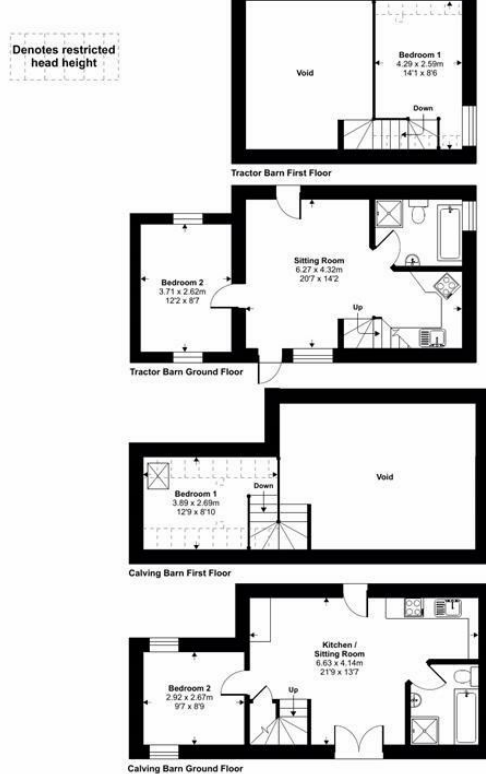
These particulars are a guide only and are not to be relied upon for any purpose.

The Farmhouse = 1653 sq ft / 153.6 sq m (excludes void)
 Limited Use Area(s) = 73 sq ft / 6.8 sq m
 Holiday Cottages = 967 sq ft / 89.8 sq m
 Safari Lodges = 1405 sq ft / 130.5 sq m
 Outbuildings = 4403 sq ft / 409 sq m
 Total = 8501 sq ft / 789.7 sq m
 For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1031841

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 92 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 21 | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |





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