



Goutisland and Grace Hill Holiday Cottages , Bideford, EX39 5FN

Offers In Excess Of £1,250,000

Idyllic holiday complex with proven income and character farmhouse. An exceptional opportunity to acquire a successful and beautifully situated holiday complex set within approximately 6.5 acres of North Devon countryside.

Goutisland Holiday Complex with Equestrian Potential

A rare opportunity to acquire a thriving and versatile lifestyle business in the heart of North Devon. Goutisland comprises a Grade II Listed character farmhouse, four stylish holiday cottages, a growing glamping site, multiple outbuildings and approximately 6.5 acres – all with panoramic countryside views and strong potential for expansion.

Proven Business Model & Income

The property generates a gross annual turnover in excess of £100,000, combining income from four self-contained holiday cottages and two glamping units. This income is derived from a mix of direct bookings and reputable platforms, with strong repeat trade and high occupancy throughout the season.

There remains significant scope to grow the business further – whether through additional glamping units, development of underused outbuildings, or diversifying into eco-tourism or equestrian holidays. Goutisland is ideally positioned to benefit from the continued growth of the UK staycation market and rising demand for sustainable rural escapes.

Holiday Accommodation

Grace Barn – a breathtaking two-bedroom circular barn conversion with vaulted ceiling, bespoke kitchen and exposed stonework (formerly The Roundhouse)

Hatters Cottage, Lily Cottage, and Ivy Cottage – three one-bedroom holiday lets, each with original features, countryside views and outdoor seating areas

Each cottage is fully self-contained and comes fully equipped, with consistent booking history and positive guest feedback.

Glamping Site – Established & Expandable

The newly created glamping area offers guests a close-to-nature experience with thoughtful facilities:

A luxurious shepherd's hut with its own private, self-contained bathing and WC facilities

A large glamping tent, served by a dedicated dining, food prep, shower and toilet block

The layout and land allow for further glamping expansion, with space for additional units (subject to consents). This part of the business has proven particularly popular with eco-conscious travellers and those seeking low-impact, off-grid stays.

Equestrian & Smallholding Potential

The land includes a 5.4-acre sloping paddock, securely bordered and accessed via a five-bar gate – ideal for horses, grazing, or hobby farming. Several traditional outbuildings offer clear potential for conversion into stabling, tack rooms, or additional accommodation, making this an exciting proposition for buyers with equine interests or those looking to diversify further.

The Farmhouse

Goutisland is a stunning Grade II Listed character farmhouse believed to date back to the Domesday Book, featuring original inglenook fireplaces, exposed beams, stonework, slate and brick floors, and stained glass details. Accommodation includes two reception rooms, a study, kitchen/breakfast room, utility, four bedrooms (one en-suite), and a family bathroom.

Sustainable Living & Off-Grid Features

The property runs on private water (via borehole) with a UV filtration system, private drainage, and oil-fired central heating, offering a degree of off-grid independence. Its layout and setting lend themselves naturally to a low-impact, sustainable lifestyle, whether for personal living, guest experience, or marketing differentiation.

Location

Just 2 miles from Buckland Brewer and close to Great Torrington, Bideford and the coast, Goutisland is ideally placed for those seeking tranquillity without isolation. The area is a hub for walking, cycling, horse riding, surfing and nature tourism – with attractions including RHS Rosemoor, the Tarka Trail, and Westward Ho! beach all within easy reach.

Summary

Goutisland offers a rare blend of rural charm, business performance and development potential. Whether you're an investor seeking a profitable holiday enterprise, a family wanting a lifestyle change with income, or a buyer with equestrian or eco-tourism ambitions, this exceptional North Devon property is packed with opportunity.

Information

Age - 1930

Tenure - Freehold

Heating - Oil

Drainage - Septic Tank

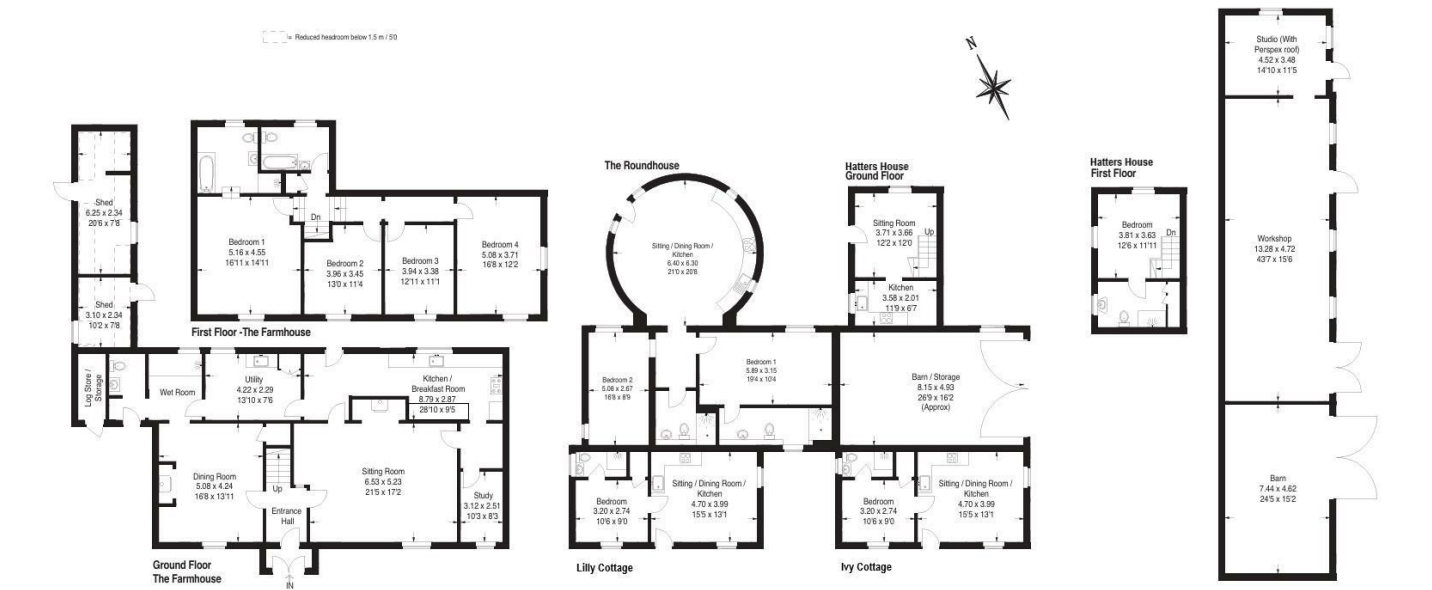
Council Tax - Tax band - D

Note

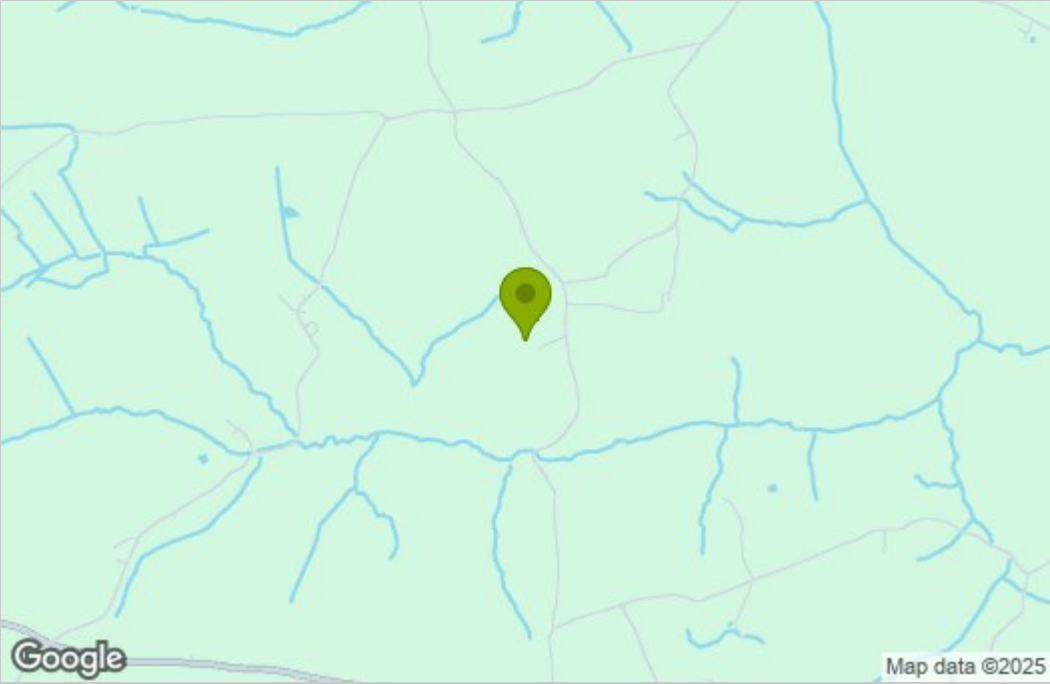
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the

services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

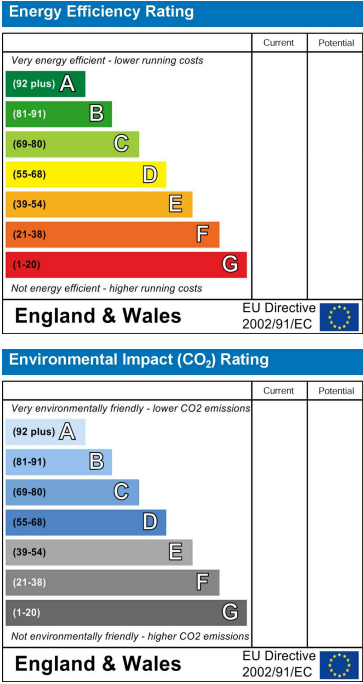
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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