



**TOLET**

**Butterhill Barn, Countisbury**

**COMMERICAL OPPORTUNITY**



The National Trust is excited to bring to the market the opportunity to operate Butterhill Barn as bunkhouse holiday accommodation for up to six guests on a five year lease

**To be let via informal tender.**

For more information / arrange a viewing please contact – [kelly.bezer@nationaltrust.org.uk](mailto:kelly.bezer@nationaltrust.org.uk)

## The National Trust

The National Trust is a charity founded in 1895 to preserve, through ownership, landscape, and the features within it for public benefit. For more information, please visit [www.nationaltrust.org.uk](http://www.nationaltrust.org.uk).

## The Opportunity

The National Trust is excited to bring to the market the opportunity to operate Butterhill Barn as bunkhouse holiday accommodation for up to six guests on a five year lease.

The property can be let fully furnished, part furnished or unfurnished.

## Situation and Description

Butterhill Barn is in the hamlet of Countisbury, less than 2 miles from Lynmouth and Lynton, on the North Devon coast in Exmoor National Park. **W3W knowledge.gliders.feelers**



## Accommodation

### Internal

Open plan communal living area with kitchen, dining area, and seating area with wood burner. Door through to the bedroom sleeping six (bunkbeds and ensuite shower room).

### External

There is an open grassy area at the side of the barn but no enclosed formal garden. There is a small adjoining secure storeroom. There is parking for two cars alongside the barn.



Sitting room



Bedroom



Countisbury

## General

- **Heating:** Eco electric radiators, and a wood burner.
- **Outside space:** an open grassy area at the side of the barn but no enclosed formal garden.
- **Utilities:** Mains Power. Private Water. Shared Septic Tank with neighbouring cottages. Business rates.
- **Telephone:** There is mixed mobile signal at the property. There is no main telephone line.
- **EPC – E**

## Terms of Tenancy:

Lease	The lease will be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.
Permitted use	Short let holiday accommodation <sup>1</sup> .
Term	Five years. Break clause at end of year three on six months written notice from either party.
Rent	The rent is to be tendered by applicants (form available on request). VAT will be payable on the rent. Unless otherwise agreed, rent is to be paid monthly in advance by direct debit.
Deposit	Nil
Outgoings	The Tenant will be responsible for all outgoing related to the buildings including business rates, all utilities (power, heat, water, cleansing of the septic tank and internet and fire safety equipment) and insurance of their own contents
Recharges	The Landlord will re-charge the Tenant, annually in arrears, for the <ul style="list-style-type: none"> <li>• cleansing of the septic tank and water consumed (at cost)</li> <li>• power (at cost from a sub meter)</li> <li>• sweeping of chimney (at cost)</li> </ul>
Insurance	Tenant to have their own contents insurance and hold public liability insurance to £5,000,000.  The Trust to insure the building.
Repairs	The Trust will be responsible for keeping the structure and exterior of the buildings in repair including the decoration.  The Tenant will be responsible for all internal repairs and redecoration including floors and ceilings and for the maintenance, repair and replacement of all fixtures and fittings provided via an agreed inventory.  Due to the property's position within the hamlet, the National Trust will not permit any alterations or additions.
Subletting/ Assignment	The Tenant shall not assign underlet mortgage charge or part with or share possession or occupation of the whole or any part of the Property, save in accordance with the permitted use.
Costs	Landlord and Tenant to bear their own costs.

<sup>1</sup> - Planning permission prevents the property from being occupied as a permanent dwelling and cannot be occupied by any person for a period exceeding 28 days in any calendar year.