



Dux Farm Retreat

Pyworthy, Holsworthy, Devon, EX22 6XZ



Christie & Co are delighted to bring to market Dux Farm Retreat, an exclusive holiday retreat set within the picturesque countryside on the Devon and Cornwall border.

Dux Farm Retreat is a luxury rural escape located near the village of Pyworthy, close to Holsworthy, and surrounded by rolling countryside, private woodland and far-reaching rural views. Set within approximately 23 acres of pasture and woodland, the retreat offers guests peace, privacy and tranquillity in a beautiful natural setting, whilst remaining within easy reach of the North Devon and North Cornwall coastlines.

The development comprises a collection of high-quality holiday accommodation, including beautifully appointed luxury glamping pods and character holiday cottages, all carefully positioned within the estate's landscaped grounds. The accommodation mix appeals to couples, families and dog owners alike, offering stylish interiors, private outdoor spaces and a premium countryside retreat experience.

Dux Farm Retreat is family owned and managed and has developed an outstanding reputation for quality accommodation, exceptional hospitality and a consistently high guest experience. The business benefits from a loyal customer base, strong levels of repeat visitation and excellent guest reviews, reflecting the quality of the accommodation and the unique setting.



Key Investment Highlights



Circa 23 acre freehold site with undeveloped woodland and pastureland



2 period houses, separate holiday cottage and luxury holiday lodges with hot tubs



Strong revenues with scope to drive greater sales and bring new revenue streams



Spa and treatment room which could be used to drive sales and increase revenue



Beautiful grounds with scope for addition of further lodges or glamping



Family owned and managed

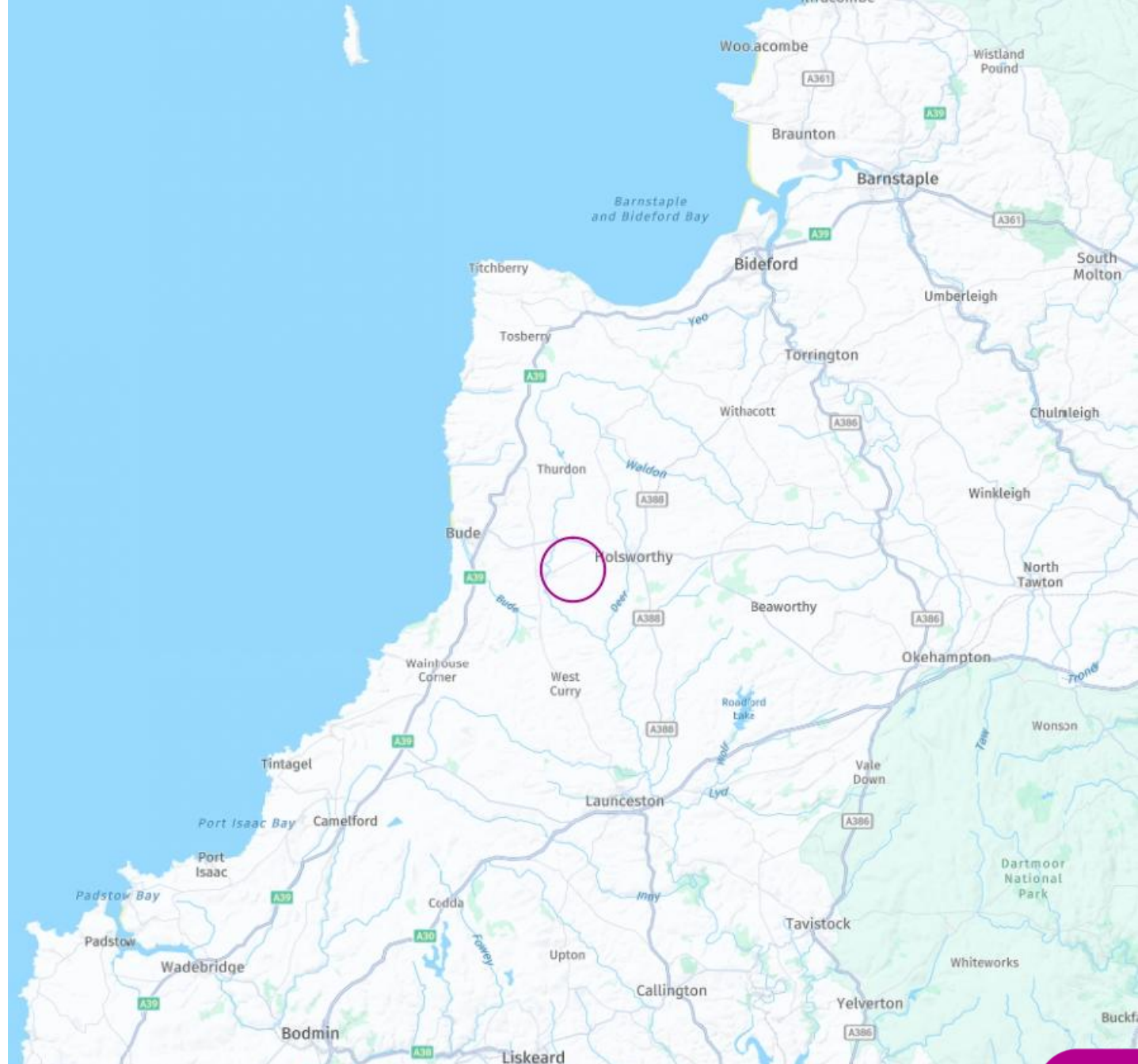
Location



Set on the Devon and Cornwall border near the village of Pyworthy, Dux Farm Retreat enjoys a peaceful rural setting surrounded by rolling countryside, pastureland and private woodland. The location offers the best of both worlds: seclusion, dark skies and a tranquil countryside environment, alongside easy access to the dramatic coastlines of both Devon and Cornwall.

Guests can enjoy private woodland walks, nearby country pubs, scenic walking and cycling routes, and easy access to the popular surfing beaches of Bude, just a short drive away. The area is one of the South West's most desirable holiday destinations, celebrated for its spectacular coastline, picturesque villages and relaxed pace of life.

The wider region offers sandy beaches, rugged coastal paths, historic fishing villages and a wealth of outdoor leisure opportunities. Popular destinations including Bude, Clovelly, Tintagel and the North Cornwall coast are all within easy reach, making Dux Farm Retreat an ideal base from which to explore the surrounding area.



Dux Farmhouse



Dux Farmhouse & Dux Cottage Floor Plans



Approximate Area = 2879 sq ft / 267.4 sq m
Annexe = 633 sq ft / 58.8 sq m
Outbuildings = 3294 sq ft / 306 sq m
Total = 6806 sq ft / 632.2 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Christie Owen & Davies Plc. REF: 1495021



Dux Cottage





The Opportunity

Dux Farm Retreat is a countryside holiday retreat set within a rural farm setting. It offers holiday accommodation including 2 renovated cottages and 3 luxury glamping pods.

The business enjoys an excellent reputation, strong guest reviews and a loyal base of repeat customers. The substantial landholding presents opportunities for future growth, subject to obtaining the necessary consents, including the potential addition of further holiday accommodation or complementary tourism uses that would enhance the overall guest experience while preserving the unique character of the site.

There is also scope to further develop the retreat's leisure and wellness offering through the introduction of additional guest facilities, such as wellness experiences, outdoor recreation amenities, nature-based activities or other premium lifestyle attractions designed to increase occupancy and extend guest stays.

Further income growth could be generated through the expansion of ancillary revenue streams, including luxury welcome hampers, celebration packages, private dining experiences, wellness treatments, dog-friendly services and other premium add-ons that align with the retreat's high-end market positioning.

With an established operational platform already in place, Dux Farm Retreat offers an incoming purchaser the opportunity to build upon a highly successful and privately managed business, capitalising on the increasing demand for luxury rural and experiential holiday accommodation in the South West.

[Click here to view Dux Farmhouse Virtual Tour](#)

[Click here to view Dux Cottage Virtual Tour](#)

Site Information

Dux Farm Retreat has benefited from significant investment in recent years and now offers a high-quality collection of holiday accommodation set within approximately 23 acres of attractive pasture and woodland.

The site had planning permission for an indoor pool and changing rooms. This has now lapsed but it may be possible to obtain a similar consent.

The two fields to the east and southeast of the pods offer considerable scope for additional lodge units which could potentially also be extended into the adjoining woodland to create lodges in a naturalistic setting, subject to obtaining the necessary consents.

The large field to the east is on a separate title and is currently used for pastureland. This could potentially offer a wide range of alternative leisure uses, including camping, glamping or touring caravans.

Many of the buildings have solar panels and the onsite services include a recently installed sewerage treatment plant, mains electricity and mains water.

In addition to the houses and holiday accommodation, the property includes a circa 2,000 sq ft barn and a separate reception area with a kitchen and WC, both of which have the potential to be converted into additional holiday rental accommodation, subject to the necessary consents.

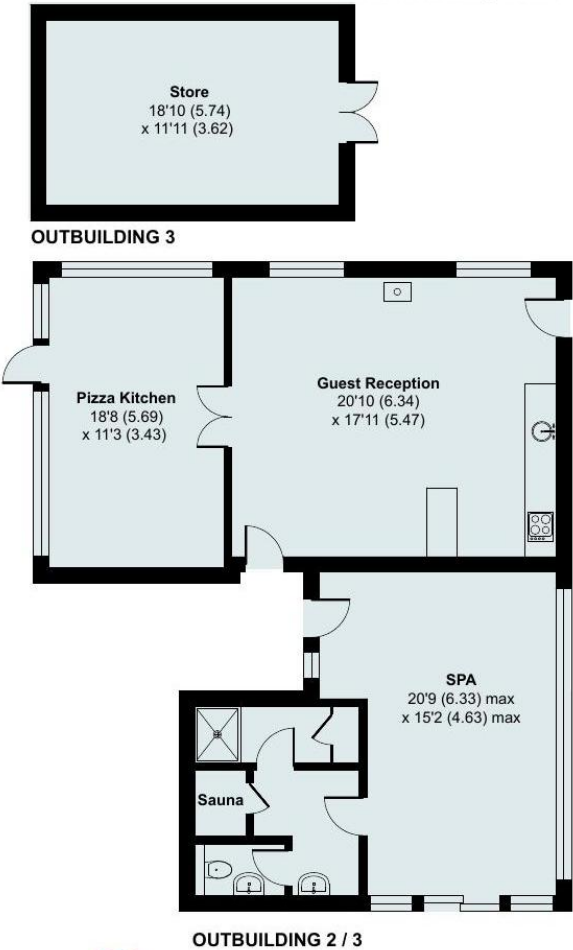
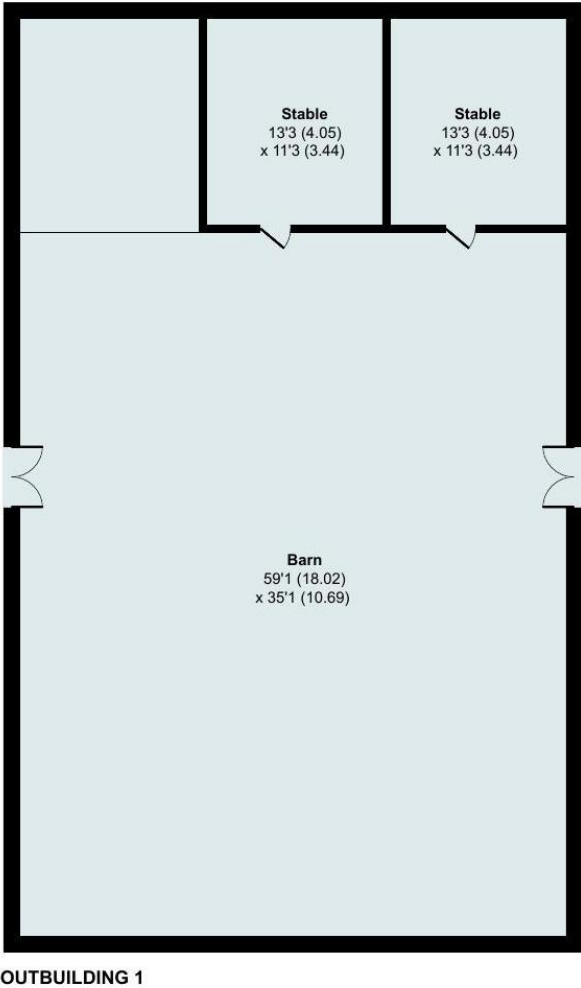
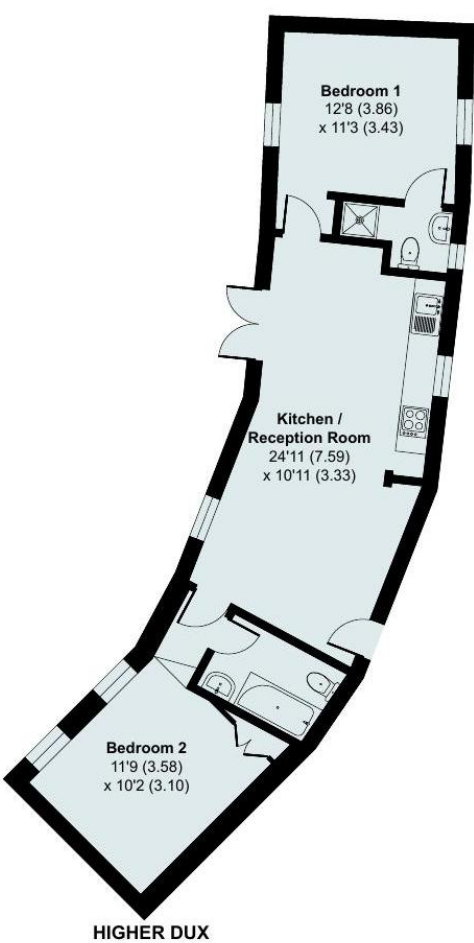


[Click here to view the company website](#)

Higher Dux



Higher Dux and Ancillary Buildings Floor Plan



Approximate Area = 2879 sq ft / 267.4 sq m
Higher Dux = 633 sq ft / 58.8 sq m
Outbuildings = 3294 sq ft / 306 sq m
Total = 6806 sq ft / 632.2 sq m



Ancillary Buildings and Communal Areas



Glamping Pod Accommodation



The Grounds



Trading Information

Full financial details can be disclosed to interested parties.

Staff

The business is run by a manager with the assistance of a number of members of part time staff.

Services & Infrastructure

The site benefits from mains water, private sewerage plant, LPG underground gas storage and single-phase electricity.

Business Rates

The property has a Rateable Value of £31,000 (VOA website 2026 List). This is not the amount payable as most buyers would benefit from small business relief.

Energy Performance Certificate

Dux Farmhouse:	55D
Dux Cottage:	39E
Higher Dux:	39E



Contact

Approaches should not be made to the property or any of the staff or management of the business under any circumstances.

All enquiries relating to this exceptional opportunity should be directed to Christie & Co.



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