



Middle Lee Farm , Berryarbor, EX34 9SD

Price Guide £1,320,000





# Middle Lee Farm

Sterridge Valley, Berrynarbor, Devon, EX34 9SD

Set within approximately three acres of idyllic countryside, Middle Lee Farm presents an exceptional opportunity to acquire a well-established and successful self-catering holiday business, supported by a strong base of local and returning visitors (annual figures available on request).

Ideally positioned close to the popular coastal destinations of Ilfracombe and Combe Martin as well as a number of sought-after wedding venues, the property enjoys consistent demand from holidaymakers and event guests alike.

The business is well-promoted with its own website, active social media presence, and Airbnb listing all boasting excellent reviews. This offers flexibility for new owners whether seeking a hands-on lifestyle venture or a more hands-off investment.

The property is also within walking distance of local pubs and leisure facilities, further enhancing its appeal to guests.

Middle Lee Farm would equally suit a multi-generational family, offering versatile accommodation within the main residence while retaining the potential to generate a valuable holiday income stream. The extensive grounds provide exciting scope for further development, including wellness retreats, small weddings, or corporate hire (subject to any necessary consents) as well as having ample space for equestrian facilities/small holding with two grazing paddocks and shelters for animals.

On-site leisure facilities are a great additional feature with a games barn, BBQ areas, a children's play area, and generous outdoor seating spaces, all designed to maximise guest enjoyment and maximise the valley and countryside views.



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No



## The Devon Long-House:

A beautifully restored six bedrooms and four-bathroom 18th Century Devon Longhouse, the expansive accommodation spread over two wings is brimming with character and charm, yet thoughtfully modernised to create a wonderfully versatile home. Blending timeless period features including exposed beams, original fireplaces and rustic detailing with contemporary comforts and stylish finishes, this exceptional property offers an enviable lifestyle in the heart of North Devon.

The Dairy is an integrated two-bedroom self-contained annex, perfect for multi-generational living, guest accommodation, or potential additional holiday let income.



### **The Granary:**

A light charming character filled two-bedroom holiday cottage (sleeps 4+1 guests). Featuring beautiful beamed ceilings throughout, gas central heating, this cosy retreat offers one double bedroom and one twin bedroom making it ideal for couples, families, or friends. Outside, a private sun terrace provides the perfect setting for al fresco dining or a relaxing drink in the sunshine. Guests will also benefit from convenient on-site parking outside the property.

Income - £110 – 160 per a night based on a 3-night minimum stay

### **The Barn:**

A cosy charming one-bedroom reverse living holiday cottage (sleeps 2 + 1 guests), featuring a delightful stable door given access to the ground floor bedroom and bathroom leading to the open-plan first floor layout. Guests enjoy convenient parking, a private grassed garden and access to an outdoor seating area, perfect for soaking up the fresh countryside air.

Income - £110 - 135 per a night

### **The Plough:**

The cottage offers a welcoming blend of comfort and style, perfect for a relaxing countryside escape (sleeps 4+2 guests). The open-plan living area creates a light and sociable atmosphere leading out to a private sun terrace an ideal spot for Al fresco meals or a quiet morning coffee with views over the valley. The ground floor features a light double bedroom and a twin bedroom, with bathroom suite. A sofa bed in the lounge can accommodate additional guests. On-site parking is provided for added convenience.

Income - £115 - 165 per a night based on a 3-night minimum stay

### **The Harrow:**

A delightful open-plan triple aspect holiday cottage (sleeps 4+1 guests). The accommodation includes open plan living space on the entrance level with farm house style fitted kitchen, to the ground floor is a spacious light double bedroom and a twin bedroom, with three piece bathroom suite. A lovely sun trap outside terrace provides space for a morning coffee or evening tippie.

Income - £115 - 165 per a night based on a 3-night minimum stay





### Externally:

Set within 3 acres of idyllic countryside, the grounds of this charming property offer a perfect blend of beauty and versatility.

Sweeping meadows and a well-maintained pony paddock provides space for grazing, recreation and significant equine opportunities, while mature trees and wildflower borders create a haven for wildlife. Multiple outdoor seating areas are thoughtfully positioned to enjoy the surroundings, ideal for both relaxation and entertaining. Private landscaped gardens enjoy a pond, delightful summerhouse and a paved seating area, perfect for AI-fresco dining.

A dedicated children's play area adds a family-friendly touch, and a flourishing orchard. Altogether, the grounds offer an exceptional lifestyle in a peaceful rural setting for owners and guests alike.

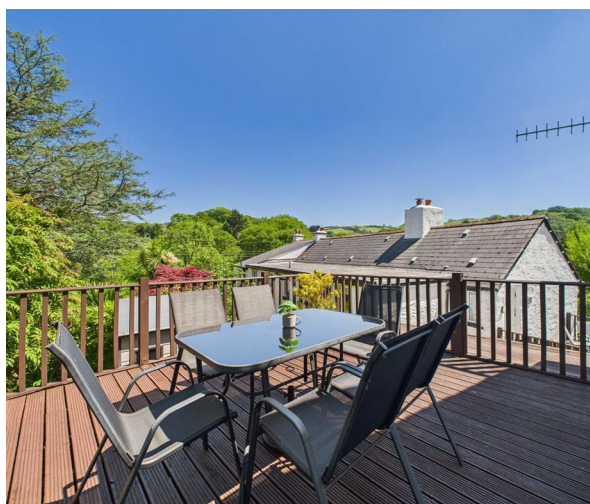
### Agent Notes:

- Guests can also enjoy a range of onsite shared.
- Central laundry room is available for added convenience during longer stays.
- The covered barn/games room
- Outdoor dining, additional BBQ areas are dotted around the grounds
- The Barn, Granary, Main Residence, Dairy – all mains gas central heating
- The Harrow and The Plough – electric heating

### Directions:

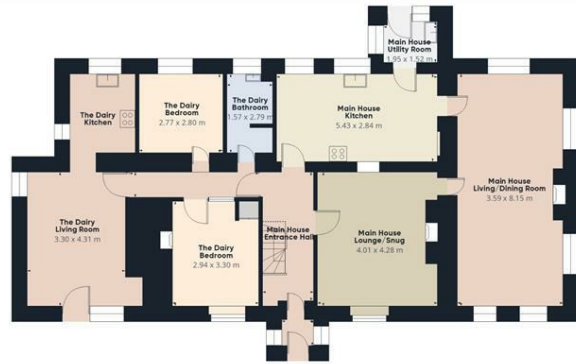
Proceeding from our office in an easterly direction and heading out of Ilfracombe on the main A399 road towards Combe Martin. Continue on this road for approximately 3 miles before turning right into the village of Berryarbor immediately opposite the Sawmills Public House. Follow the road into the centre of the village taking the first right hand turn sign posted Sterridge Valley and continue until Middle Lee Farm signs appear on the right hand side, parking can be found on the next right hand turning (Middle Lee Farm guest parking).

What3words – waking.moderated.workshops



# Floor Plans

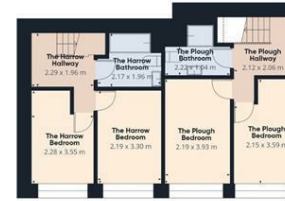
Main House, The Granary & The Diary



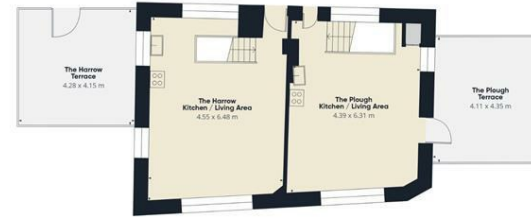
Floor 0 Building 5



The Harrow & The Plough



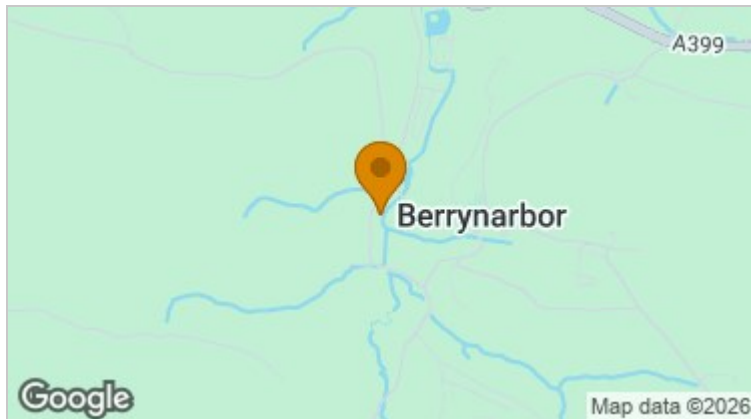
Floor 0 Building 1



The Barn



Floor 0 Building 2



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	64	81
EU Directive 2002/91/EC		

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