



The Golf Course Leigh Road, Chulmleigh, EX18 7BL

Guide Price £800,000

A UNIQUE OPPORTUNITY to purchase a SHORT 18 HOLE GOLF COURSE set over 13 acres in the heart of the Taw Valley with large purpose built CLUB HOUSE including and incorporating a Bar, Function Room, Changing Rooms, Fully Fitted Commercial Kitchen, and spacious FOUR BEDROOM and TWO RECEPTION ROOM OWNERS ACCOMMODATION, with large car park, double garage and separate garden.

SITUATION

Chulmleigh is a small but busy town set in the heart of rural Devon. It is the centre for an active and friendly community and offers a good range of local shops including a bakery, dairy, newsagent, florists, hairdressers etc, along with the excellent Chulmleigh Academy offering schooling from the ages of 3 to 16 years of age, health centre, dental surgery, Post Office, churches, library, two public houses and a community run Sports Centre and a short 18 hole golf course. The market town of South Molton to the north and Crediton to the south both offer a more comprehensive range of facilities and the local railway station at Eggesford, 2 miles, provides a rail link between Exeter and Barnstaple. Road link is via the A377 or the North Devon Link Road, which can easily be accessed at South Molton. Barnstaple, North Devon's regional centre, and the Cathedral and University city of Exeter both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are both approximately forty-five minutes drive. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a range of Leisure Centres at South Molton, Tiverton, Crediton and Barnstaple, near-by tennis courts and clubs, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, further near-by golf courses at Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and watersports on North Devons scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION

The Golf Course at Chulmleigh has been developed over the years into what is today one of the finest short 18 hole courses in Devon, set over 13 acres in the heart of the Taw Valley and allowing superb rural views to Dartmoor in the distance. The Club House was built in the early 1980's but was extended by the current owners to create a larger function room and sun terrace in 2014 (Application Number 58569), being of modern insulated cavity block construction under a tiled roof with rendered and colour washed elevations and partial uPVC double glazing throughout. The Club House is set out over two floors and briefly comprises an Entrance Hall, a Bar, a Function Room, a Golf Pro Shop/Office, Men's and Ladies WC's and Changing Rooms, an Inner Hall and the Commercial Kitchen. On the first floor, is the owners accommodation which comprises a light and spacious self

contained four bedroom apartment with Kitchen, Dining Room, Sitting Room and Bathroom. The Club House also benefits from oil fired central heating throughout and a wood burner in the Sitting Room of the apartment. Outside the Golf Course is accessed from Leigh Road over a concrete and gravel drive, shared at the Entrance with just one other property, and allowing private and patronage parking for at least twenty cars and giving access to the Double Garage/Workshop attached to the back of the Clubhouse. Beyond the Garage and to the side of the Club House there is a private owners garden which is laid to lawn and provides a useful addition to the owners accommodation.

The golf course lies beyond the car park and is set in 13 acres of gently undulating terrain overlooking the Taw Valley. The 19th hole can be found on the spacious sun terrace which provides a superb south facing seating/dining area allowing access into the bar area and extensive views over the golf course and open countryside beyond. The course is laid out in a short 18 hole format which is ideal for beginners, children, families and the more experienced golfer looking to improve his/her short game. The Clubhouse is currently open throughout the year for coffee, refreshments and light lunches, and also accommodates many local functions. There is scope to grow this sector of the business further to perhaps offer a more extensive breakfast and lunchtime menu as well as offering evening meals and Sunday lunches.

CLUB HOUSE ENTRANCE HALL

From the car park, a fully uPVC double glazed Front Door with matching glazed panels opens into the Clubhouse Entrance Hall with doors to the Function Room, a Men's Toilets and the Bar. The Hall also benefits from radiator, tiled floor and down lighting.

MEN CLOAKROOM/CHANGING FACILITIES

with double doored Hallway into the Cloakroom benefitting from two WC cubicles, urinal and wall mounted wash hand basin. The room also benefits from a radiator, obscure glazed windows to the front and side, tiled floor, hatch to roof space, and extractor fan.

FUNCTION ROOM

A large triple aspect function room with windows to the side allowing lovely views over the golf course and the Taw Valley beyond, fully glazed fire doors at one end leading out to the parking area, and window to the front also overlooking the parking area. This spacious room has been used for a variety of functions and will comfortably sit 50 diners, benefitting from 3 radiators, downlighting, vinyl tile flooring and central heating thermostat. At one end bi-fold doors open into the

SNUG

with a picture window to the side overlooking the Golf Course and fully glazed French Doors overlooking and leading out to the Sun Terrace, hatch to roof space, radiator, electric fuse boxes and down lighting. On one side an archway opens into the

BAR

A good sized room with windows and french doors to one side, overlooking and leading out to the Sun Terrace and allowing lovely views down the Taw Valley beyond. On the opposite side is the hard wood bar and seating area with dart board and TV point. The bar also benefits from inset ceiling down lighting, extractor fan and radiator. At one end further doors lead to the Women's Toilets, The Inner Hall and The Golf Pro Shop.

GOLF PRO SHOP/OFFICE

fitted with shelving, service counter, radiator, window to the rear and door into the Inner Hall.

LADIES CLOAKROOM/CHANGING ROOM

A spacious room including changing facilities and two toilet cubicles, a wall mounted wash hand basin, fire door at one end, extractor fan, inset ceiling down lighters, built-in storage cupboard, and radiator.

INNER HALL

with stairs leading to the First Floor and drink making facilities built into the under-stairs recess including fitted cupboards and shelving, obscure glazed internal window to one side, door into the Double Garage and door into the Commercial Kitchen.

COMMERCIAL KITCHEN

A fully fitted commercial Kitchen with wipeable boarded walls and range of movable stainless steel Kitchen units to two sides including and incorporating two fridges, a freezer, a dishwasher, racking, food preparation areas, and a warming drawer. At one end there is a commercial freestanding LPG gas cooker with four burners, a separate combination oven and chip fryers. The Kitchen also benefits from a sink and two microwave ovens.

FIRST FLOOR LANDING

From the Inner Hall, stairs with wooden balustrade and hand rail to one side lead to the First Floor Owners Accommodation with doors off to all rooms, window to one side, hatch to roof space, coved ceiling, smoke alarms and inset ceiling down lighting. At one end a fire door leads to some stairs down to the Ground Floor.

KITCHEN

fitted with a range of matching cream units to two

sides under a laminate work surface with matching laminate splash backs including and incorporating a one and half bowl single drainer sink unit with mixer tap set below a window to the rear with space and plumbing for a dishwasher to one side. The Kitchen also benefits from a stainless steel double oven and grill with inset four ring hob and extractor fan over set between a range of matching wall units, space and points for a fridge and freezer, inset ceiling down lighting, further wall units and door into the

DINING ROOM

A dual aspect room with windows to the side and rear allowing lovely far reaching views down the Taw Valley and enough space for six seater dining room table and radiator to one side. On one side a wide archway leads into the

SITTING ROOM

with windows the rear overlooking the golf course, fireplace to one side housing a cast-iron multi-fuel stove, radiator, inset ceiling down lighting and TV point. In one corner a door returns to the Landing.

BEDROOM 1

A good sized double bedroom with windows to the rear overlooking the golf course and allowing lovely views down the Taw Valley with radiator to one side.

BEDROOM 2

Currently used as a games room with window to the side and radiator.

BATHROOM

with partially tiled walls and matching white suite comprising a panel bath with stainless steel mixer tap and hand held shower attachment; low level WC set below an obscure glazed window; wall mounted wash hand basin with tiled splashbacks, cupboard below and back lit mirror over; and fully tiled double shower cubicle housing a stainless steel mixer shower with glazed shower door. The Bathroom is finished with a chrome ladder towel rail and inset ceiling down lighting. At one end is the Airing Cupboard housing a factory lagged hot water cylinder with electric immersion heater and range of slatted shelving to two sides.

BEDROOM 3

Another double bedroom with window to the side and radiator.

BEDROOM 4

Also a double bedroom with window to the side and radiator.

OUTSIDE

From Leigh Road, a concrete and gravel drive, shared at the Entrance with just one other property, allows private and patronage parking for at least twenty cars and gives access to the Double Garage/Workshop attached to the back of the

Clubhouse, currently used as a secure lockup for storing machinery and equipment. Beyond the Garage and to the side of the Club House there is a private owners garden which is laid to lawn and provides a useful addition to the owners accommodation, whilst at the rear of the building there is an extensive sun terrace which creates a popular summer seating/dining area allowing lovely views down the Taw Valley.

The golf course itself lies beyond the clubhouse and is set in 13 acres of gently undulating terrain including natural hazards such as bunkers, ponds, streams and some rough creating a short but challenging course for beginners, families and the more experienced golfer. The course is situated right in the centre of Chulmleigh and is bordered by neighbouring houses which overlook it, and there is also a public pedestrian right of way which runs from the north boundary at Leigh road, running to the south boundary and exiting to the east on New Street.

SERVICES

Mains electricity, mains water and mains drainage. Oil Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. Council Tax Band A for the owners apartment, Rateable Value of Golf Course ~ £15,000 (subject to small business rates relief).

VIEWING

Strictly by appointment only through the agent. Please do not expect to be shown around by owners during busy periods, especially without an appointment. Out of Hours Please Call 01769 580024

MONEY LAUNDERING REGULATIONS

Under the Sanctions and Anti-Money Laundering Act 2018, we are required to conduct I.D./AML and proof of funds checks on all purchasers, once a sale has been agreed and before the property will be marked SSTC and a Memo of Sale issued. A fee of £25 + VAT per person applies for these checks to be carried out.

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mention of appliances and/or services does not guarantee they are in full and efficient working order. (5) We are not legal professionals, we can usually provide a copy of the property title register and plan but we do not see property title deeds or other legal paperwork. Buyers should always seek advice from a qualified conveyancer about any legal issues and ownership responsibilities.

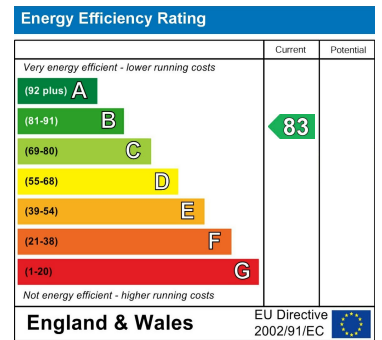
Floor Plan



Area Map



Energy Efficiency Graph



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