Bond Oxborough Phillips

*Changing Lifestyles*

Waldon Valley Lodges
Bradworthy
Holsworthy
Devon
EX22 7RX

# Asking Price: £525,000

# Freehold









01288 355 066
bude@boppproperty.com

# Waldon Valley Lodges, Bradworthy, Holsworthy, Devon, EX22 7RX

- Unique Rural Holiday Letting Business
- Approximately 9.7 Acres of Woodland and Grounds
- Three Beautifully Presented Timber Holiday Lodges
- Attractive Private Fishing Lake
- Picturesque Riverside Setting
- Extensive Woodland Walks and Pathways
- Established Business with Repeat Bookings
- Approximately 100–120 Stays Per Annum Across the Three Lodges
- Planning Permission for Two Additional Units
- Further Development Potential Subject to Consents
- Same Family Ownership for Approximately 40 Years
- Peaceful and Private Devon Countryside Location











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**Waldon Valley Lodges occupies a peaceful rural setting on the site of a former working quarry, conveniently situated near the popular village of Bradworthy, which offers a range of everyday amenities including a traditional village pub. The location provides an excellent base from which to explore the beautiful North Devon and North Cornwall countryside and coastline, with the popular coastal resort of Bude approximately 11 miles away, offering sandy beaches, coastal walks, shops and restaurants. The renowned beaches of Sandymouth and Widemouth Bay are approximately 9 and 14 miles respectively, whilst the picturesque fishing village of Clovelly and the historic village of Tintagel are also within easy reach. The nearby Tamar Lakes Nature Reserve, approximately 4.5 miles distant, offers an excellent range of outdoor pursuits including fishing, sailing, kayaking and scenic walking trails, together with an abundance of wildlife.**

## Outside

- Extending in total to approximately 9.7 acres, the grounds are an outstanding feature of this unique property, comprising an attractive mixture of established woodland, open grassland, riverside surroundings and a picturesque private fishing lake.

Formerly a quarry, the site has been extensively landscaped and transformed over recent years, creating a wonderfully sheltered and private setting. The three holiday lodges are positioned within attractive clearings around the lake, each benefiting from its own timber veranda providing an ideal space for outdoor dining, relaxation and enjoying the peaceful surroundings.

The lake forms a central feature of the development, surrounded by natural planting, established trees and areas of lawn, creating an attractive environment for guests to enjoy throughout their stay.

An extensive network of thoughtfully created pathways winds through the woodland and alongside the river, allowing visitors to explore the grounds and appreciate the natural beauty of the site. The woodland provides a wonderful habitat for a variety of wildlife and offers an ever-changing landscape throughout the seasons.

The combination of lakeside accommodation, established woodland and riverside walks provides a particularly appealing setting for those seeking to operate a nature-based holiday retreat, with considerable scope to further enhance the outdoor guest experience.

## Agents Note

- The property is currently operated as a holiday letting business, with no permanent residential dwelling on site. Planning permission has been granted for two additional units. Prospective purchasers are advised to satisfy themselves through the relevant local planning authority regarding the existing planning permissions, occupancy restrictions, permitted use and potential for any further development.

## Anti-Money Laundering

- Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

## Services

- Mains Electric and Water and Private Drainage.

## EPC Ratings

– Oak Lodge – D (57), Beech Lodge – D (57), Hazel Lodge – D (58)





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## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

**We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.**

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

## Directions

From Bude town centre, proceed out of the town on the A3073 towards Stratton. Upon reaching the roundabout at Stratton, take the exit onto the A39 (Atlantic Highway) heading north towards Bideford. After approximately 2 miles, turn right onto the B3254 signposted Holsworthy and Bradworthy. Continue along this road for approximately 6–7 miles, following signs into Bradworthy village. Upon entering the village square, proceed through and take the turning onto Mill Road, after a short distance the lane up to the lodges will be found on the right hand side.