

HEWISH MILL HOLIDAY COTTAGES

MUDDIFORD, NORTH DEVON EX31 4HH



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Barnstaple 7.3 miles, Taunton 53.4 miles, Exeter 47.5 miles, Bude 41.8 miles
(Distances are approximate)

*"Exceptional house and holiday cottages with equestrian facilities,
set within the rolling hills of North Devon"*

EXECUTIVE SUMMARY

3-4 bedroom main house, refurbished to an outstanding standard

5 holiday cottages, one of which benefits from full residential consent

Well suited for multi-generational living

Fully refurbished cottages

Stable block with post and rail fencing

Woodland and stream

Far reaching views across the North Devon countryside

Range of outbuildings

Lapsed planning consent for further cottage

Perfect canvas to grow and stabilise the business

In total the site extends to 4.6 acres



LOCATION

North Devon is a picturesque and varied region in the county of Devon, in the southwest of England. Its coastline, designated a National Landscape, is renowned for dramatic cliffs, wide sandy beaches, and some of the best surf in the country.

Hewish Mill is ideally situated within easy reach of many of North Devon's most celebrated beaches: Ilfracombe (7 miles), Broadsands Beach (7 miles), Lee Bay (9 miles), Woolacombe (9 miles), Saunton Sands (10 miles), and Westward Ho (18 miles).

Just 3 miles away lies Exmoor National Park, home to magnificent herds of red deer and native ponies. As one of Europe's first designated Dark Sky Reserves, Exmoor offers exceptional stargazing. The park is a haven for outdoor enthusiasts, offering walking, horse riding, cycling, fishing, kayaking, wild swimming, and charming historic villages to explore.

Nearby attractions include Arlington Court (National Trust, 9 miles), Castle Hill Estate (16 miles), Marwood Hill Gardens (3 miles), and Exmoor Zoo (13 miles).

The nearby town of Barnstaple is North Devon's largest and serves as the area's commercial and cultural centre, offering a lively mix of independent shops, cafés, restaurants, and a popular pannier market. Esteemed independent schools in the area include West Buckland School (15 miles) and Kingsley School (17 miles).



CONNECTIVITY

Hewish Mill is located at the end of a mile long driveway through the North Devon Countryside.

The property is well connected as the driveway meets the B3230, which connects to the A39 and A361 in Barnstaple. Junction 27 of the M5 motorway is at Tiverton. Exeter Airport is 58.8 miles southeast and provides domestic and continental flight routes, Bristol Airport is 90 miles northeast and provides domestic and international flights. The nearest train station is in Barnstaple (7.8 miles south) and provides a direct line to Exeter Central.



HEWISH MILL HOUSE

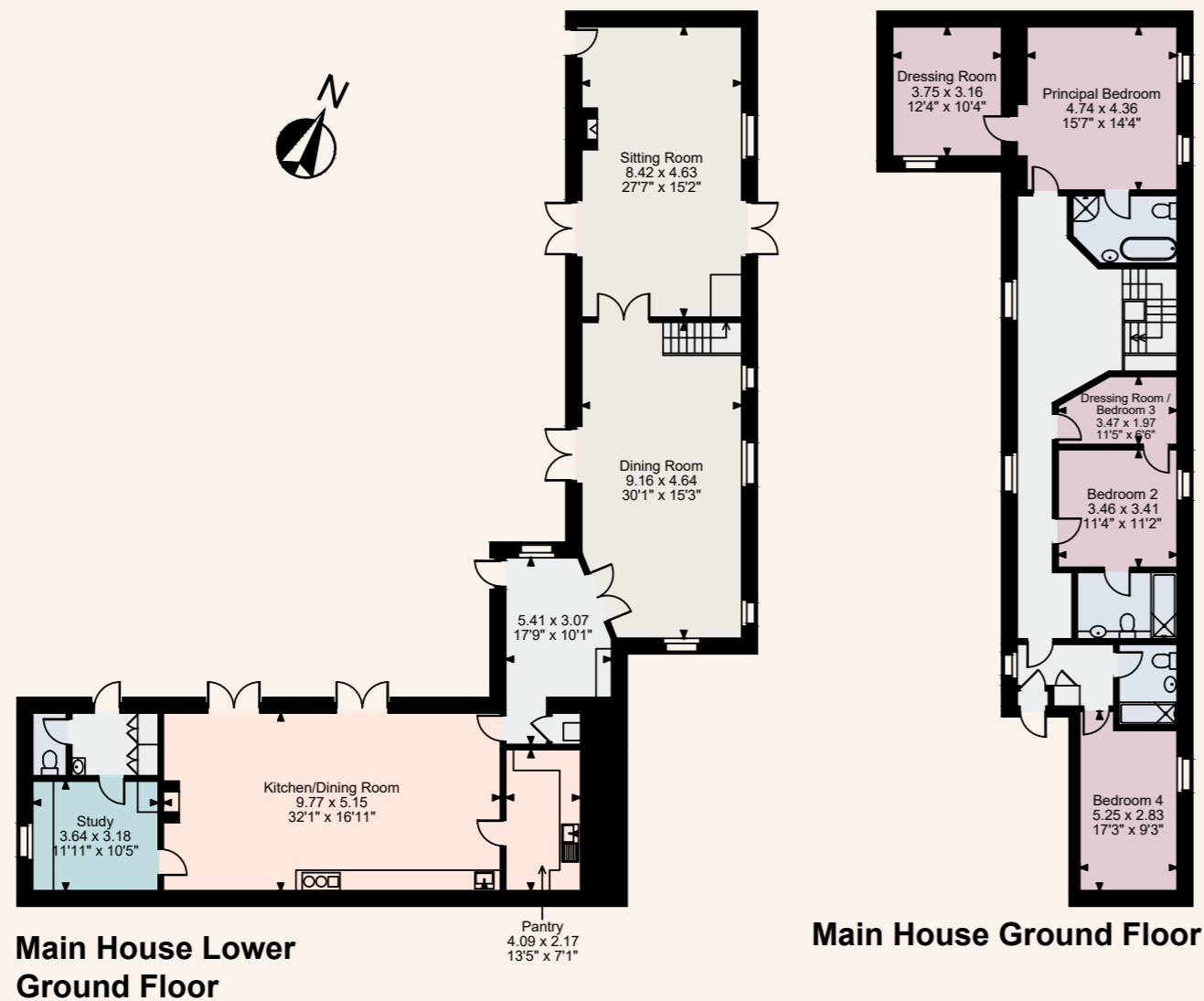
Under our client's ownership they have significantly refurbished the property.

Hewish Mill is an attractive former water mill dating back to 1751 and still has many of its original features. The front door opens into an entrance hall, which leads to a large kitchen and breakfast room with Aga and large food pantry. There is an office and boot room to the east of the house. The left side of the entrance hall leads to a large dining room featuring the original water wheel.

Hewish Mill is currently configured to provide three large en suite bedrooms, two of which have their own dressing rooms. The dressing room of the second bedroom was formerly a fourth bedroom and could be easily reinstated. The third bedroom can be used by the Wheelhouse. See floor plan.



Hewish Mill, Devon Main House gross internal area = 3,160 sq ft / 294 sq m



HOLIDAY COTTAGE ACCOMMODATION

Accommodation is provided across a collection of five, spacious self-catering holiday cottages, all of which have individual gardens and have received significant recent investment.

A breakdown of the accommodation is provided below:

COTTAGE	ROOMS	SLEEPERS	USE CLASS
The Wheelhouse	4	8	Holiday let
Fern Cottage	3	6	Holiday let
Valley View	3	6	Holiday let
Woodland View	2	4	Holiday let
The Linhay*	1	2	Full residential
TOTAL	13	26	1 FR / 4 HL

THE WHEELHOUSE

The Wheelhouse is the largest of the holiday accommodation units. It is situated above the main house and benefits from large windows, high ceilings and a grand staircase with internal balcony. The current owners have configured the property to comprise four bedrooms, all of which are en suite. However, there is the opportunity to incorporate the downstairs bedroom into the main house.

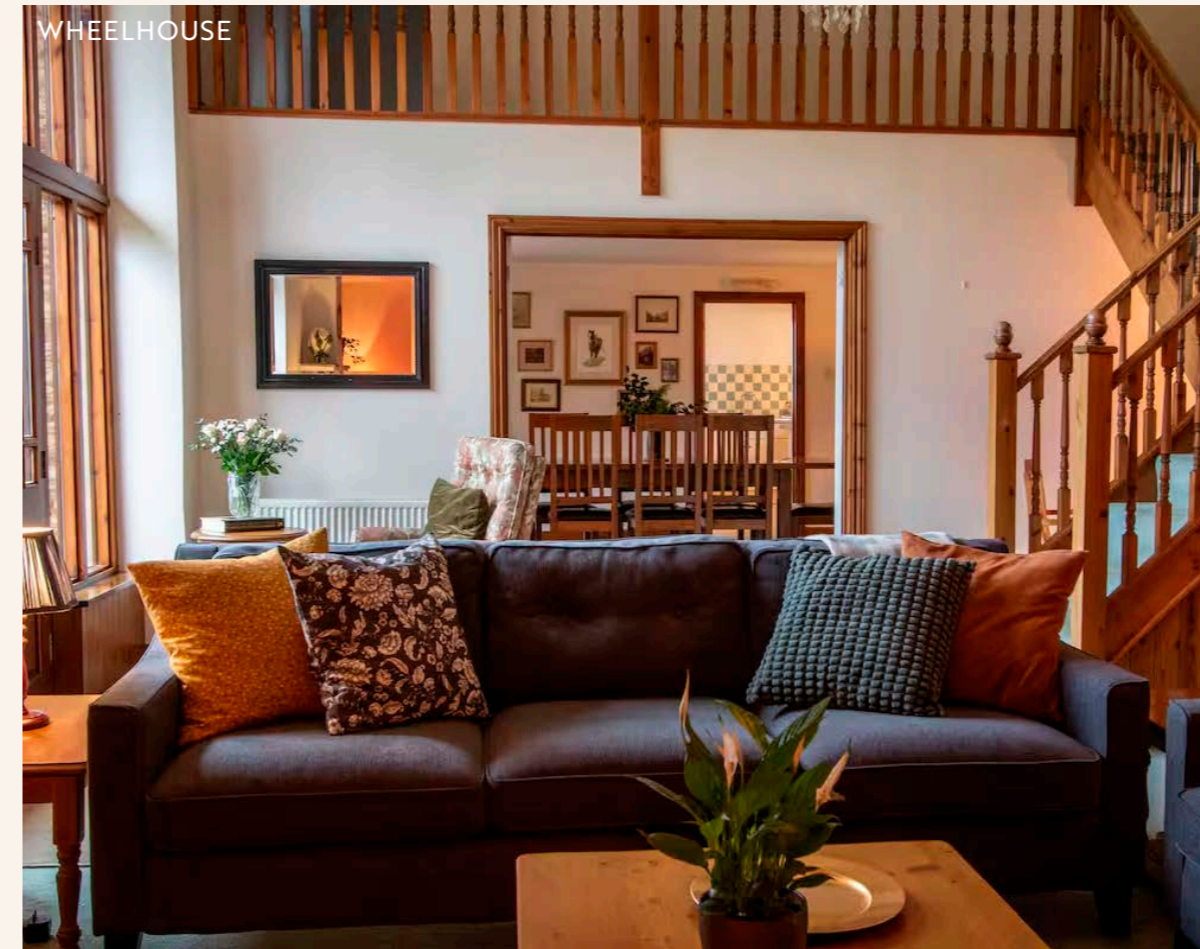
The Wheelhouse benefits from its own kitchen, dining room, lounge, and utility room. The property would be well suited for conversion to full residential for multi-generational living, subject to obtaining the necessary planning consents.

Externally, to the south, is the Wheelhouse's own private garden with BBQ area.

FERN COTTAGE

Fern Cottage is a delightful three-bedroom, four-bathroom holiday cottage. The rooms are light and spacious, and have been sympathetically refurbished. The cottage comprises open plan kitchen, lounge and dining room on the ground floor, and two upper floors. The master bedroom benefits from a balcony window, looking out across the farmland.

Externally, the cottage has its own secure garden and patio with BBQ facilities.



THE LINHAY*

The Linhay is a one bedroom cottage, benefitting from **full residential consent**. The Linhay is popular with couples, and has its own enclosed patio area and BBQ, overlooking the fields. Inside, there is a kitchen, lounge and dining room.

VALLEY VIEW

Valley View is a three-bedroom cottage with living room, kitchen and dining area. All of the bedrooms are en suite. Externally, there is a private garden, patio area, BBQ and views across the paddocks.

WOODLAND VIEW

Woodland View comprises two en suite bedrooms, kitchen and living room. It also has a private patio, garden and BBQ area.

THE BUSINESS

Our clients acquired Hewish Mill in October 2023 and honoured the bookings they inherited but paused new lettings while the cottages underwent a complete refurbishment. Our clients are selling due to a change of circumstance.

The business reopened at a full capacity in April 2024. Hewish Mill is in excellent condition throughout, and presents an exciting opportunity for a purchaser to further grow and stabilise the business under their ownership.

The larger cottages are popular amongst families and multi-generational guests. The smaller ones are popular among couples and friends. All of the cottages are dog friendly.

Our clients advertise through Helpful Holidays, Booking.com and Airbnb. There is the opportunity for an incoming purchaser to take direct bookings to avoid paying commissions.

ADR is currently below where we would expect is achievable. There is the opportunity for an incoming purchaser to push ADR and bookings outside of summer.

DEVELOPMENT / UPSIDE POTENTIAL

There is upside potential through the development of the remaining barns. The Old Stables would make a delightful spa building or additional cottage, subject to obtaining the necessary planning consents.

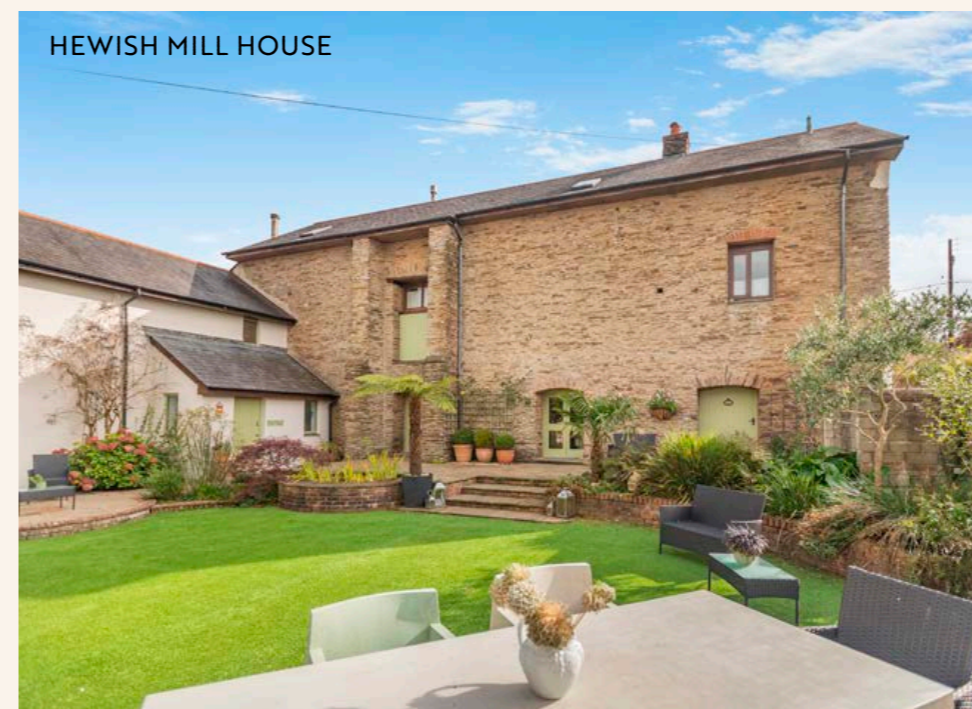
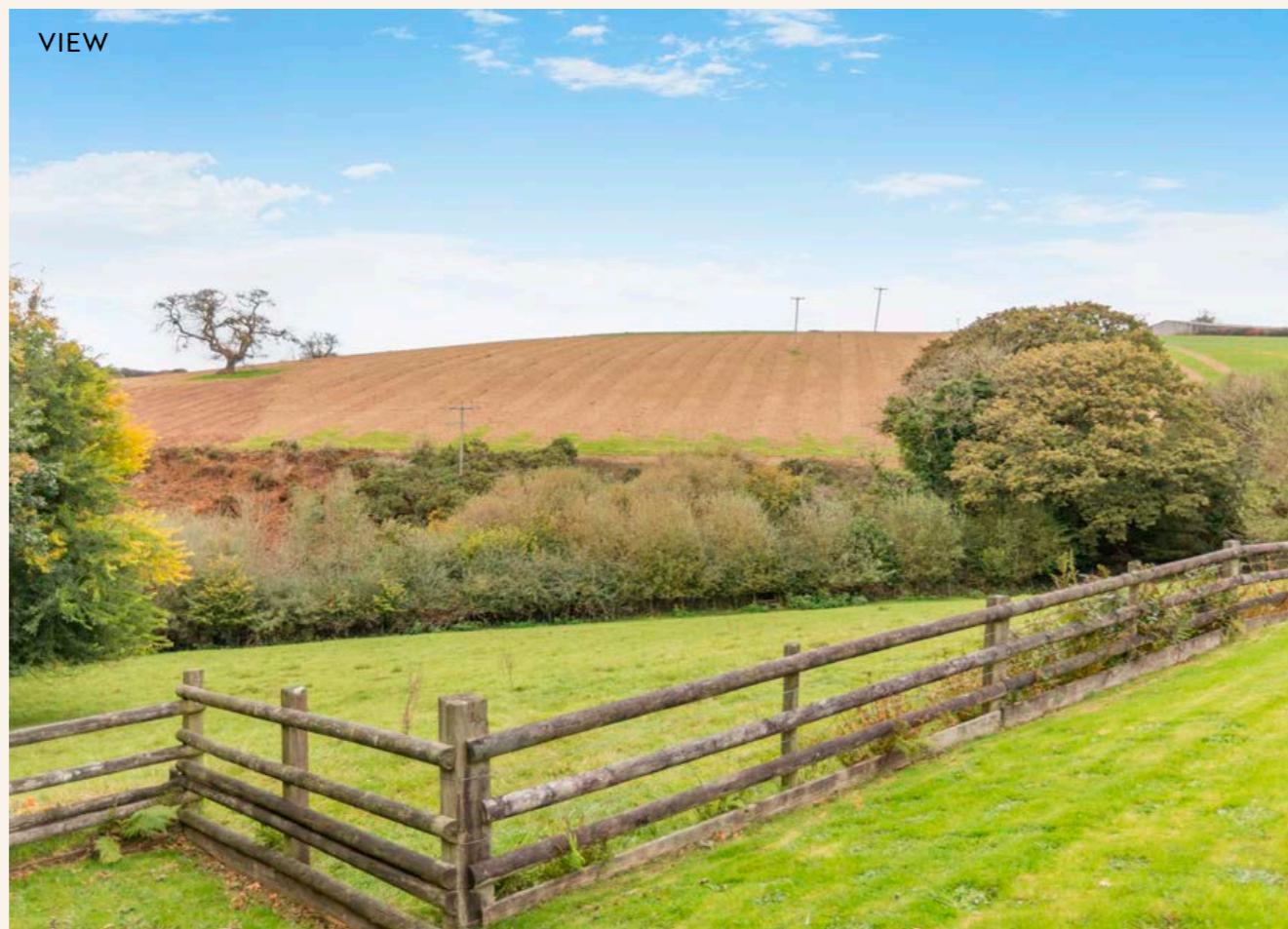
The Old Dairy has lapsed planning consent for the construction of a 2-bedroom holiday cottage.

AMENITIES AND EXTERNAL AREAS

Hewish Mill benefits from an L shape stable block with tack room and post and rail paddocks. To the north of the property is a woodland with stream. The southern paddocks are currently used as a secure dog walking area. In total, the site extends to 4.6 acres.

There is a large, modern agricultural barn which is currently used to store agricultural equipment and machinery.

Hewish Mill benefits from an EV charging station.



GENERAL INFORMATION

SERVICES

Oil central heating, private water, private drainage.

TENURE

Freehold, title number DN389613

ENERGY RATINGS

Hewish Mill – EPC D

Fern Cottage – EPC D

The Linhay – EPC C

The Wheelhouse – EPC D

Valley View – EPC C

Woodland View – EPC D

TRADE

The business currently trades as a holiday cottage complex.

TUPE

A purchaser will be required to comply with the relevant legislation in respect of present employees.

VAT

Should the sale of the Property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

FIXTURES AND FITTINGS

Trade inventory will be included in the sale. Stock at valuation on completion.

Local Authority

North Devon Council

Lynton House, Commercial Rd, Barnstaple EX31 1DG

T: 01271 327711

RATEABLE VALUE AND COUNCIL TAX

Currently exempt for all holiday cottages due to small business rates relief

Hewish Mill – Council Tax Band F

CONTACT

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VIEWINGS

Strictly by appointment with Savills.
Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



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