



Compton Pool  
Farm









# Compton Pool Farm

Compton, Marldon, Devon TQ3 1TA

South Devon coast 4 miles • Totnes 7 miles • Dartmouth 12 miles

An outstanding opportunity to purchase an award winning 5\* Gold self-catering holiday complex in the stunning South Hams countryside

- South facing, 5 bedroom Georgian farmhouse with private garden
- Ten 5\* Gold holiday cottages (one with residential consent)
- Potential for further holiday letting units (STP)
- Beautifully maintained gardens
- Indoor, heated swimming pool with sauna
- Full size, all-weather tennis court
- Biomass boiler
- Dedicated reception building
- Green Tourism Gold award
- 5 lakes, paddocks and woodland

In all about 10.8 acres



Stags Holiday Complexes  
21 Southernhay West  
Exeter  
Devon EX1 1PR  
Tel: 01392 680058  
Email: [holidaycomplexes@stags.co.uk](mailto:holidaycomplexes@stags.co.uk)

The London Office  
40 St James's Place  
London  
SW1A 1NS  
Tel: 020 7839 0888



## Introduction

Privately owned since 2005, the current owners have created a luxurious self-catering holiday business in a peaceful location in the pretty hamlet of Compton in the South Hams. The farmhouse and holiday cottages are all used for holiday purposes and are presented to a very high standard with 5\* ratings. Guests benefit from the excellent facilities on site including an indoor heated swimming pool, a full-size, all weather tennis court and a games room. The gardens and land are beautifully presented and each property has its own private outdoor space. In all the property sits in about 10.8 acres which includes lakes, woodland and paddocks.

This is an excellent opportunity for a new owner to continue this established business or explore the potential for expansion (STP).

## Situation

Compton Pool Farm is in the pretty hamlet of Compton surrounded by rolling South Devon countryside. The nearby village of Marldon (1 mile) has a primary school, post office, shops, delightful pub and access to the A380. Torbay (4 miles) offers a comprehensive selection of educational, shopping and recreational facilities including the highly regarded Boys' and Girls' Grammar Schools. Totnes (7 miles) is one of Devon's gems, full of colour and character that stems from a rich cultural, historical and archaeological heritage. The facilities include a hospital, a wide range of good local schools, supermarket, interesting range of shops and galleries together with riverside walks, the Guild Hall, churches and its very own Norman Castle. The spectacular coast provides an abundance of sandy beaches and sailing opportunities in nearby Torbay and Dartmouth. Dartmoor National Park is within easy driving distance.

The mainline railway station can be found at Newton Abbot (4½ miles away) with services to London Paddington in approximately 2 hours 40 minutes. There are international airports at Exeter and Bristol.

## The Farmhouse

This light, bright and spacious period farmhouse has interesting features including flagstone floors, two staircases and is presented to a very high standard. Although currently let for self-catering holidays the property has residential consent. Further detail can be found on the floor plan and in brief the farmhouse comprises:

**Entrance hall** with **cloakroom** and stairs to the first floor. There is a **second sitting room**, large **open plan kitchen/dining and sitting room** with Aga and open fireplace. **Conservatory** overlooking the garden. **Utility room**.

On the first floor there are **5 bedrooms** – a dual aspect **master bedroom with ensuite**, **two further double bedrooms with ensuite shower rooms**, **family bathroom** with roll top bath and separate shower, a **twin room** and a **double room**.

The farmhouse has a charming south facing private garden enclosed by stone walls. There is a private driveway from the country lane and parking for 4 cars.

## The Business

This is a highly successful and long-established self-catering holiday business with excellent trading accounts. Accounts can be made available to bona-fide potential purchasers following a viewing.

## Facilities

The excellent facilities on site include a 10m x 5m heated, **indoor swimming pool** with sauna, changing rooms and shower facilities. The adjoining outdoor terrace overlooks the hard surface, full-size, **all weather tennis court** and the grounds making it a lovely place to relax. Popular with all ages is the **games barn** with table tennis, pool and table football facilities. There is an **outdoor children's play area** with trampoline, swings and slides and a well-appointed **indoor gym** with. To the rear of the swimming pool building is a guest **laundry room**.

The purpose built **Reception** and information point is extremely well equipped with a separate office, reception desk, WC and kitchen.







## The Holiday Cottages

The 10 holiday cottages offer contemporary self-catering accommodation finished to a high standard with plenty of mod cons including WiFi. In the courtyard to the rear of the farmhouse, old stone barns were converted to create the following cottages:

- Ambrook (sleeps 8) this four bedroom property has full residential consent.
- Arch (sleeps 4)
- Wray (sleeps 4)
- Redlake (sleeps 4)
- Kester (sleeps 4)
- Bidwell (sleeps 6)
- Crazy Well (sleeps 5)

Set slightly away there are three detached cottages:

- Rookery (sleeps 8)
- Torr Cottage (sleeps 6)
- Bow Cottage (sleeps 2)

Further detail including images and video tours can be found at [www.comptonpool.co.uk](http://www.comptonpool.co.uk)



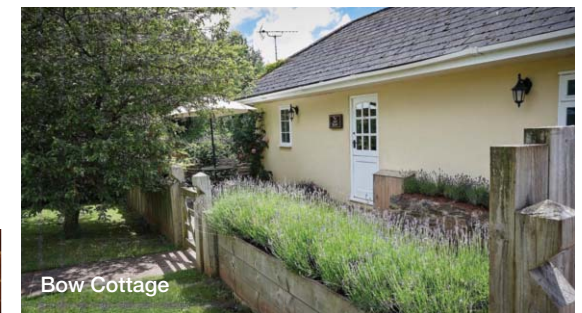
Rookery Kitchen



Arch Cottage



Torr Cottage



Bow Cottage



Kester Cottage





## Biomass boiler & Solar Panels

In 2013 a Biomass boiler (burning locally sourced woodchip) was installed on site. This boiler generates substantial Renewable Heat Incentive (RHI) payments which will be transferred to the new owner and there are 15 years remaining on the scheme. The boiler along with the solar panels on the swimming pool roof and other initiatives contributed towards Compton Pool Farm gaining the Green Tourism Gold Award.

## The Land

Compton Pool Farm sits in about 10.8 acres with private gardens for each property, plenty of space for children to play and meet the onsite animals and peaceful walks through the woodland and around the 5 lakes (2 of which are well stocked with fish). The property has two driveways – one to the south west for the Farmhouse and Rookery cottage and one to the north west for the holiday cottages.

## Services

Mains electricity, mains water, private drainage. A Biomass boiler supplies the hot water and heating to the farmhouse, cottages and swimming pool. Solar panels on the swimming pool building roof contribute towards the electricity used on site.

## Outgoings

All 11 properties on site are currently let for self-catering holidays and have a combined Rateable Value of £39,750. Actual rates payable for 2017/2018 £18,520.

## Local Authority

South Hams District Council [www.southhams.gov.uk](http://www.southhams.gov.uk)

## Directions

From Exeter take the A380 towards Newton Abbot/Torquay. At Newton Abbot, take the right lane of the dual carriageway and continue over the Newton Abbot flyover signed to Torquay, A380. Continue for about 2 miles. At the traffic lights bear right at the sign to Paignton / Brixham, A380. Go straight over the first roundabout. At the second roundabout turn right to Marldon / Compton. Take the first right on to Vicarage Hill signed to Compton. Drive for about 1.5 miles and pass the Castle on your left. Compton Pool Farm is about 500m further along on the right hand side. Parking for the farmhouse and cottages is clearly signed.

## Viewing

Strictly by appointment through Stags Holiday Complex department on 01392 680058.

These particulars are a guide only and should not be relied upon for any purpose.



