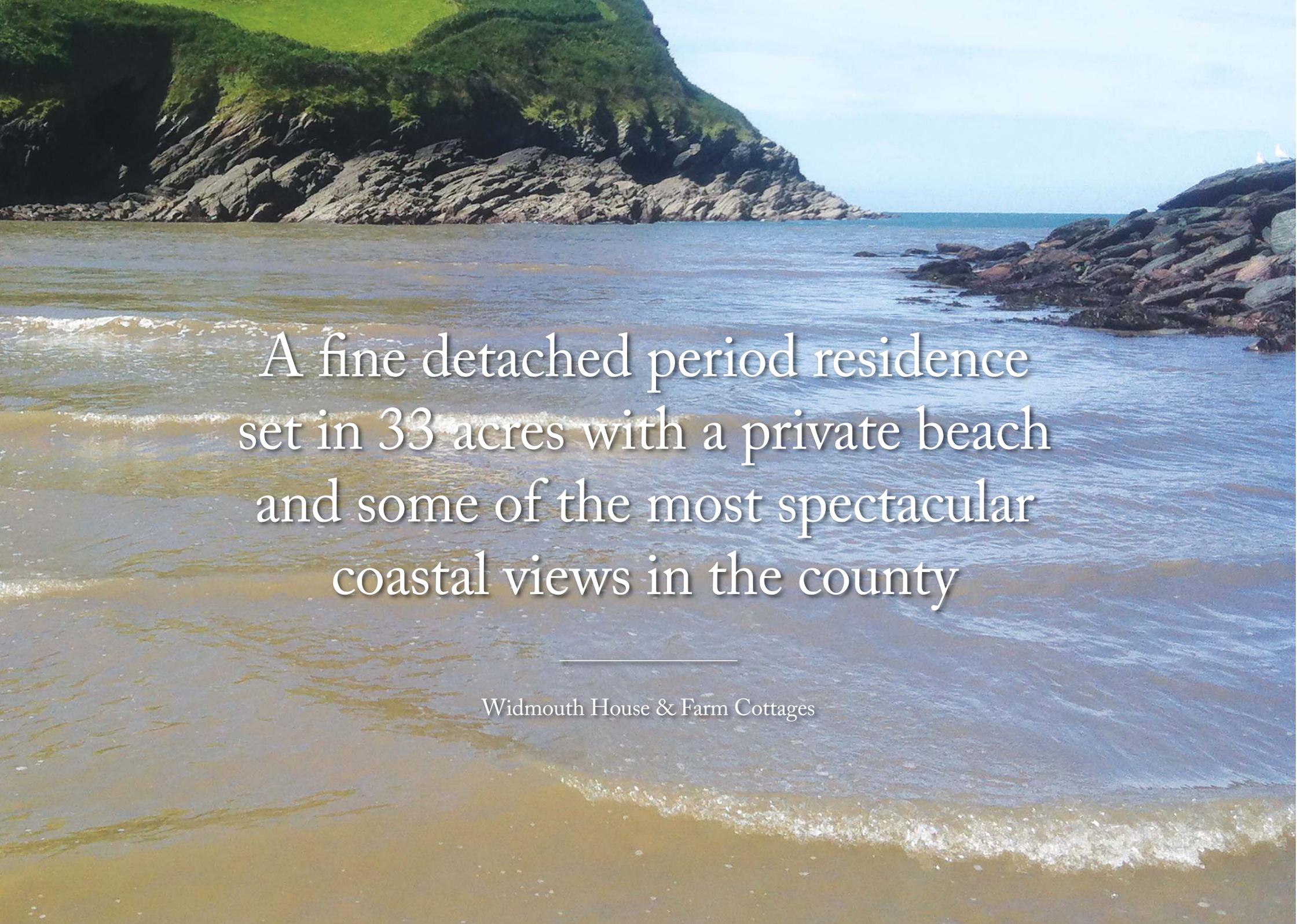




Widmouth House

& Farm Cottages

WATERMOUTH • DEVON



A fine detached period residence
set in 33 acres with a private beach
and some of the most spectacular
coastal views in the county

Widmouth House & Farm Cottages







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WATERMOUTH • ILFRACOMBE • DEVON • EX34 9RX

Ilfracombe 2 miles

Combe Martin 3 miles

Barnstaple 12 miles

- 19th Century 5 bedroom detached house
- Outstanding far reaching coastal views
- 11 recently refurbished cottages with AA 4* Gold Rating Certificate
- 4 cottages have residential use permission and 7 have holiday use permission
- Private beach
- Boat House, Mooring and Fishing Rights
- Former Coastguards Look Out
- In all about 33.7 acres

One of the most coveted properties on the North Devon Coast, Widmouth House is in a magical setting with exceptional views over its own land to its private beach. The surrounding distinctive and magnificent coastal landscape is protected by the North Devon Coast AONB with visitors drawn to its soaring headlands and secluded inlets. The area has a long history of smuggling and wrecking and the house featured in the mid-1990s television remake of Enid Blyton's "Five on a Treasure Island", where Julian, Dick, Anne, George and Timmy the Dog discover a shipwreck with a hidden secret!

This impressive 19th Century, 5 bedroom property has been beautifully renovated to create a fabulous home with many rooms benefiting from outstanding far reaching sea views. The surrounding 33 acres includes gardens with terrace, paddocks, woodlands and orchards and of course the private beach with boat house.

There is an established self-catering holiday cottage business, Widmouth Farm Cottages, with eleven cottages rated AA 4* Gold. All have been recently refurbished including the installation of gas central heating and new double glazed windows throughout. Four of the cottages have full residential permission so could be occupied by family members, let on assured shorthold tenancy agreements or even sold off separately.





Widmouth House

A long meandering driveway leads to a parking area below the front of the property. The front gardens are planted with a range of shrubs and mature trees and terraced with flagstone paths and stone walling. There is an extensive terrace next to the kitchen from which there are panoramic sea views over the headland field to the private beach and the sea beyond.

The attractive stone built farmhouse offers spacious accommodation of a high standard with many original features including hand carved panelled doors and fine Japanese Oak panelling. The layout of accommodation with approximate dimensions is more clearly identified upon the accompanying floorplans but in brief comprises:

Entrance porch accessed via a heavy carved, oak wooden door, exposed stone walls, built in wooden window seats, sandstone arched doorway with glazed door into the entrance hall. **Main hall** with oak panelling, open brick fireplace with heavy oak lintel above, beamed ceiling with balustrade and spindle staircase. **Cloakroom**. **Sitting room** with bay window to front and window seat, door to the garden and fireplace with wood burning stove. **Lounge** with bay window and panoramic views over the cove and out to sea, as well as window to front overlooking the garden, oak flooring and sandstone minster fireplace housing living flame gas fire. **Office** with panoramic sea views over the cove, tiled flooring, underfloor heating and range of built in cupboards. **Cloakroom**. The **kitchen/dining room** is a fabulous room with a high vaulted ceiling and far reaching views out to sea. **Walk-in Larder**. To the rear of the office is a **dog/boot room**, a **lean to** which is open to the courtyard. **Utility room** overlooking the rear courtyard. On the lower ground floor is a **cellar** with power, lighting and heating.

On the first floor there is a galleried landing. Stunning dual aspect **master bedroom suite** with two walk in wardrobes and an en-suite **shower room**. **Bedroom two** has windows to the rear. **Bedroom three** has a built in wardrobe and panoramic sea views. **Bedroom four** has fitted wardrobes and sea views. **Bedroom five** has a fitted cupboard and a window to the rear. Refurbished **family bathroom** with WC, sink, bath and separate shower cubicle.

Outside

There is a 20 foot greenhouse, vegetable garden, areas of orchard, small nuttery (hazelnuts) and beach garden. Beautiful lower gardens with spectacular views.

The **old coastguard's lookout** enjoys stunning panoramic views along the coastline. In the bottom of the valley is a wooded area with hazelnut trees overlooking the **private beach** where there is also a **boat house** and timber fisherman's shelter. The majority of the 33.7 acres is laid to paddocks with post and rail fencing, water supplies and field shelters.

Outbuildings

The property has a number of outbuildings including a **single storey barn** currently used for storage, a **store** with potential for conversion (stp), a **utility room** for the holiday guests with adjoining **store room**. A further **store room**, **WC block** formerly used for camping and a **gardener's store** with potential for conversion (stp).



Widmouth Farm Cottages

These have been converted from traditional stone farm buildings to provide self-contained holiday letting cottages which are rated AA 4* Gold. The holiday letting cottages can be used year round. Pheasant, Partridge, Wren and Robin Cottages have full residential permission and the cottages have their own car parking area away from Widmouth House.

Residential cottages:

Pheasant Cottage (sleeps 6 plus cot): This is one of the original farm workers cottages built circa 1800. Sitting/dining room with kitchen, bathroom and a bunk bedroom. Two bedrooms with sea views on the first floor. Enclosed garden area.

Partridge Cottage (sleeps 6 plus cot): A second original farm workers cottage built circa 1800. Sitting/dining room with kitchen, bathroom and a single bedroom. Two bedrooms with sea views on the first floor. Enclosed garden to the side.

Robin Cottage (sleeps 2): A single storey end of terrace cottage with open plan sitting/dining room and kitchen area. Bedroom and shower room.

Wren Cottage (sleeps 2): Single storey mid terrace cottage with an open plan sitting/dining room and kitchen area. Bedroom and shower room.

Holiday use restricted cottages:

Round Barn (sleeps 4): A two storey end of terrace cottage providing quirky accommodation with open plan sitting/dining room and kitchen area with vaulted ceiling and exposed roof trusses. Bedroom. Shower room. First floor mezzanine bedroom.

Woodpecker Lodge (sleeps 8): This detached single storey property has a hall, open plan sitting/dining room and kitchen area. Four bedrooms, bathroom and shower room. Outside concrete terraced area and small private garden at the side.

Swallow Cottage (sleeps 3 plus cot): Open plan sitting/dining room and kitchen area. Shower room. Two bedrooms on the first floor and patio to front.

Martin Cottage (sleeps 3 plus cot): A two storey mid terrace cottage with open plan sitting/dining room and kitchen area. Shower room. Two bedrooms on the first floor and courtyard to the front.

Kestrel Cottage (sleeps 4 plus cot): A two storey end of terrace cottage with open plan sitting/dining room and kitchen area. Bathroom. Two bedrooms on the first floor and enclosed patio area to the front of the property.

Heron Cottage (sleeps 5 plus cot): A two storey semi-detached cottage. Hall, sitting room, kitchen/diner. Bathroom. Two bedrooms on the first floor.

Kingfisher Cottage (sleeps 5 plus cot): A two storey semi-detached cottage. Ground floor hall, sitting room, kitchen/diner. Bathroom. Stairs to first floor landing and two bedrooms.

The Business

The business is promoted via its own website (www.widmouthfarmcottages.co.uk) and has a strong online presence. Details of the annual turnover and accounts are available upon request after a viewing.





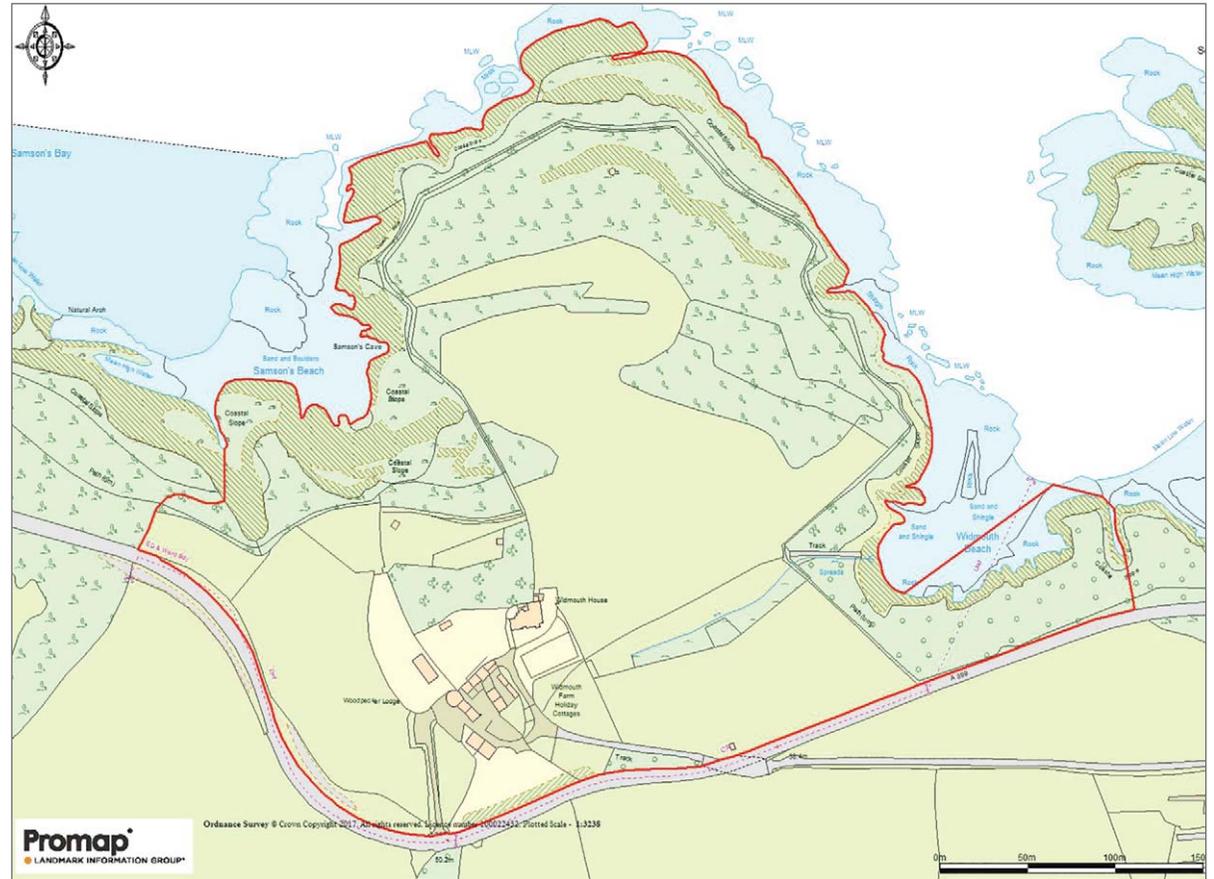
Situation

Widmouth House is in an idyllic location overlooking Watermouth Harbour, in an Area of Outstanding Natural Beauty on the dramatic North Devon Coast. The property is set in the lea of its own headland and has outstanding panoramic views over the rugged coastline and direct access on to the South West Coastal Footpath.

Nearby towns include Ilfracombe (2 miles) and the coastal villages of Berrynarbor and Combe Martin (3 miles). The market town of Barnstaple (12 miles) has the area's main business, commercial, leisure and shopping venues.

There are excellent public schools in the area including West Buckland School at Barnstaple, Blundell's School at Tiverton, Shebbear College and Kingsley School at Bideford. At Barnstaple there is access to the North Devon Link Road where Junction 27 of the M5 motorway can be reached in about 45 minutes, nearby is Tiverton Parkway with trains to London Paddington in just over two hours. The nearest airports are at Bristol and Exeter.

North Devon has fantastic surfing beaches at Croyde, Woolacombe (voted best in the UK), Saunton and Westward Hol; the Tarka Trail offering over 30 miles of traffic free cycling; the oldest golf course in England (Royal North Devon) and two championship links courses at Saunton; the Instow Yacht Club; the Tarka Tennis Centre; stunning scenery and rugged beauty of Exmoor National Park and much more.



Services

Mains electricity, mains gas, mains water and private drainage.

Outgoings

Widmouth House Council Tax Band G

The cottages have a Rateable Value of £36,000.

Local Authority

North Devon District Council, Civic Centre, North Walk, Barnstaple, Devon.

Tel: 01271 327711. www.northdevon.gov.uk

Directions

Travelling from Combe Martin to Ilfracombe on the A399, pass Watermouth Castle on your left and the Harbour on your right, proceed up the hill and the entrance to the property will be found after about half a mile on the right hand side.

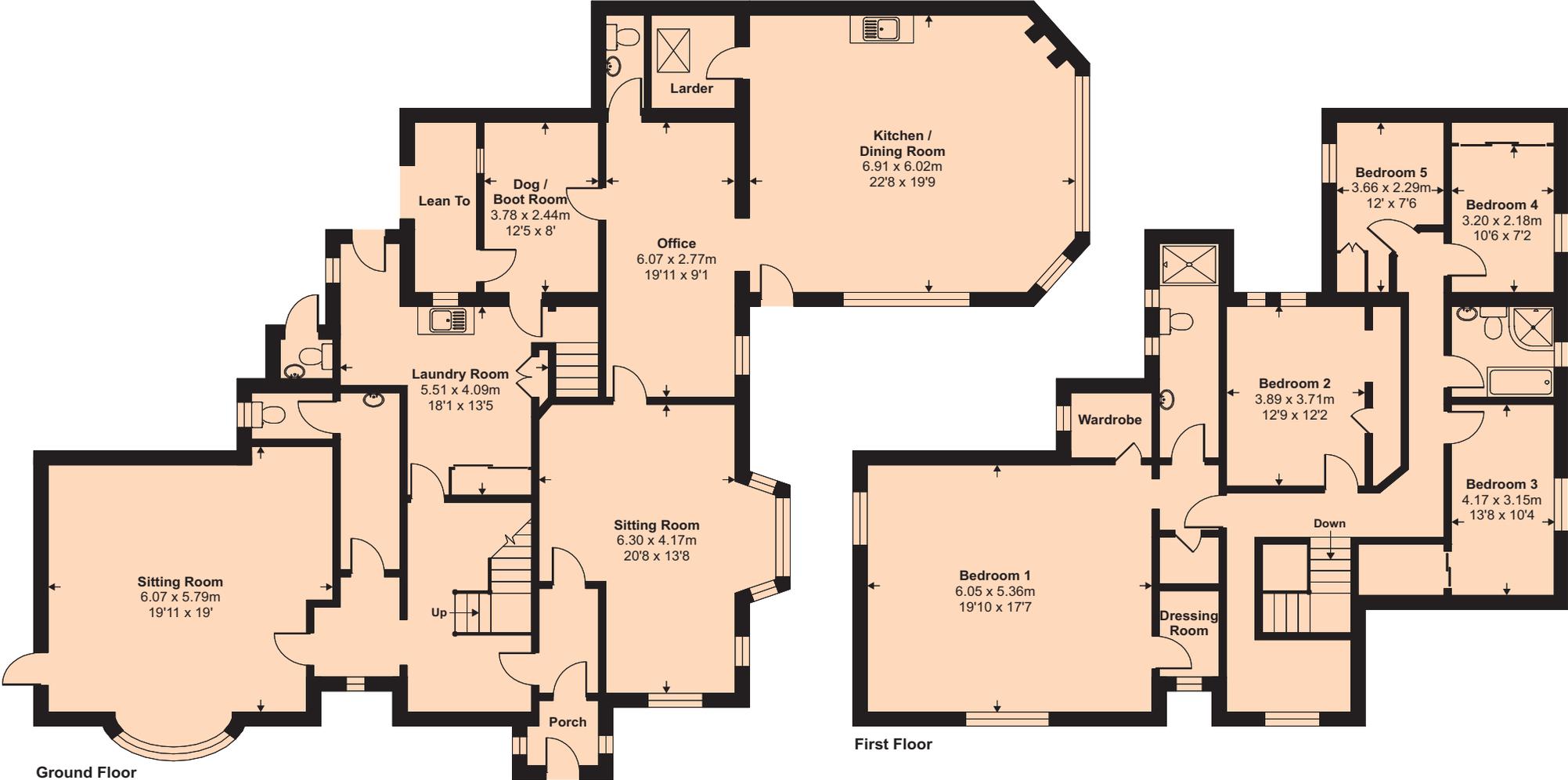
Viewing

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

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

Widmouth House

Approx. Gross Internal Floor Area
322 Sq Metres 3466 Sq Ft





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