



Moorview House & The Smithy

Bideford, North Devon

Carter Jonas

**Moorview House
& The Smithy
Gammaton Moor
Bideford
North Devon
EX39 4QE**

**Established holiday letting
cottage and guest accommodation
business in a rural setting, yet only 6
miles from the coastline and 3 miles
from the harbour town of Bideford.**

Refurbished, detached bungalow with panoramic views over the surrounding countryside providing 4/5 bedrooms, 4 bathrooms and an additional cloakroom.

Currently the property is divided to provide a 1/2-bedroom owner's accommodation, a Bed & Breakfast wing of 3 en-suite bedrooms including one laid out as a cottage/apartment which could be let out separately with its own entrance.

In addition, a detached 2-bedroom cottage set within the grounds. Currently let in conjunction with the business as a self-catering holiday letting cottage, but enjoys full residential permission. The whole site could be used for multi-generational living.

Set in 1 acre of gardens and grounds with the rear paddock having potential to be developed into camping or a glamping business, subject to gaining the relevant planning consents.

For sale as a whole by private treaty.



Location
Moorview House and The Smithy are located in a rural setting in the North Devon countryside, enjoying countryside views and situated just 6 miles from the coast.

The property has easy access onto the A39 known as the Atlantic Highway that gives access into North Devon and further afield into North Cornwall to the seaside resorts of Bude, Widemouth Bay and Padstow. Only 3 miles from the harbour town of Bideford providing supermarkets, shopping, restaurants, public houses, primary and secondary schooling and access onto the Tarka Trail which is a popular walking/cycling route from Braunton and Meeth.

Barnstaple, 12 miles away, is accessed via the A39 which leads to the A361 (North Devon link road) which is mainly dual carriageway to the M5 motorway at junction 27. Barnstaple is the commercial centre of North Devon and offers a range of amenities including shopping, supermarkets, restaurants, public houses, a sports centre, theatre, cinema, Pannier market and district hospital.

The picturesque villages of Clovelly, Instow, Appledore and Hartland Point with its lighthouse and rugged coastline (which is used for filming) make popular day trips. The Big Sheep and the Milky Way Adventure Parks are located just off the A39 and are popular with guests.

There are sporting facilities in the area including golf at Torrington and Westwood Ho! (the oldest golf course in England). The North Devon coastline is renowned for its excellent surfing beaches such as Woolacombe, Saunton Sands and Croyde which are easily accessible. The National Trust properties of Arlington Court and Knightshayes Court make ideal day trips.

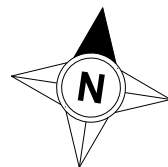
Moorview House

A recently refurbished former farmhouse, upgraded in 2021 with a new roof, plumbing, and heating system. The property provides 4/5 bedrooms and 4 bathrooms, set in a rural location with scenic countryside views. Laid out as two wings, one providing owners accommodation and the other as a guest accommodation wing.

The owner's accommodation provides an entrance hall with WC facility, sitting room with wood burner and picture window with panoramic views over the North Devon countryside. Sliding doors open into a studio/study which is currently used as a bedroom but could be used as a dining area.

The kitchen is at the rear of the property and is in need of refurbishment, the current owners planned to extend the property into the rear garden and refurbish this section of the property. (Plans are available for the kitchen extension to include bi-fold doors opening out onto the garden and to extend the rear bedroom with a wet room). Utility room, boot room and a rear entrance. From the kitchen, there are steps that lead down into a refurbished dining room area. At the rear of the property is a bedroom with an en-suite shower room with its own entrance which could be let separately or occupied by a dependent relative.





Ground Floor

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Floor plan

Moorview House

Approximate Area: 2164 sq ft / 201 sq m

- Moorview House
- Room 1
- Room 2
- Room 3

Guest Accommodation

The B&B business provides three letting bedrooms, each with their own entrances. The rooms have been totally refurbished to provide contemporary accommodation, all with en-suite facilities.

Room 3 is the largest providing a sitting room, dining room and kitchen area and bedroom with en-suite bathroom. It has its own access via French doors and could be let separately as a self-contained cottage/apartment.

Room 1 provides a king size bed and en-suite of roll top bath with shower over. Room 2 provides a king size bed and en-suite wet room with shower.

The three guest accommodation rooms are promoted via their website, www.moorviewhouse.com along with booking.com, visitdevon.com, devontophotels.com and

Trip Advisor, coupled with social media on Facebook. Rated by Trip Advisor as 4.8/5 by its reviews.

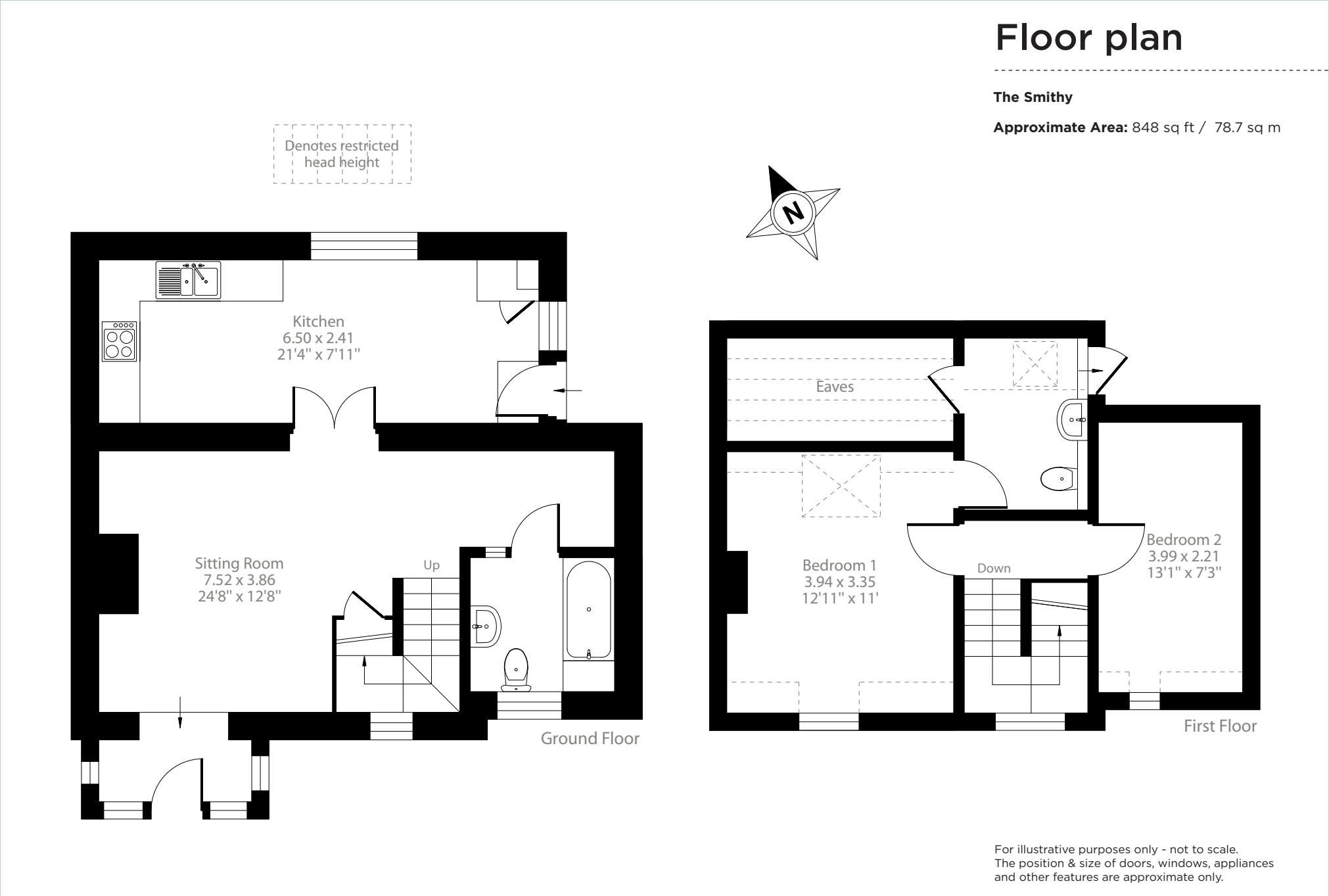
There is potential to increase the B&B business turnover. Currently, the business operates with a minimum stay policy of 2 to 3 days during the summer months, is adults-only, and offers continental breakfast only, with no cooked options available. The guest accommodation was closed from November to March last year due to illness.



The Smithy

A refurbished 2-bedroom detached residential cottage set within the grounds that is currently let out as a self-catering cottage via holidaycottages.co.uk and caninecottages.co.uk.

The accommodation on the ground floor provides a sitting room with wood burning stove, stairs to first floor, an office area in an alcove, bathroom and kitchen with a door leading out to a rear patio. At first floor, a landing and two bedrooms (bedroom 1 with en-suite WC). Outside of the cottage is a patio area, enclosed rear garden and adjoining parking. (Sleeps 4).



Outside

Set in 1 acre of gardens and grounds which have been divided to give Moorview House a separate garden with a high degree of privacy from the business.

Next to Moorview garden is a paddock of 0.8 acres which has the potential to be utilised for the business to develop a small camping site or add glamping units, subject to gaining the relevant planning consents.



Method of Sale

The property is offered by sale by private treaty inclusive of trade inventory to include furnishings, equipment, fixtures and fittings in relation to the business, excluding any personal items.

Tenure & Possession

The freehold interest is offered for sale with vacant possession available on completion.

Services

The properties are separately connected to mains electricity, mains water, a private drainage system and LPG central heating (a new system was installed in 2021).

EPC Ratings

Moorview House – Rated E.
The Smithy – Rated E.

Council Tax

Moorview House – Band E

Rateable Value

According to the Valuation Office website, the premises has a rateable value of £2,950 (23 August 2023 to present). Interested parties are advised to make their own enquiries.

Local Authority

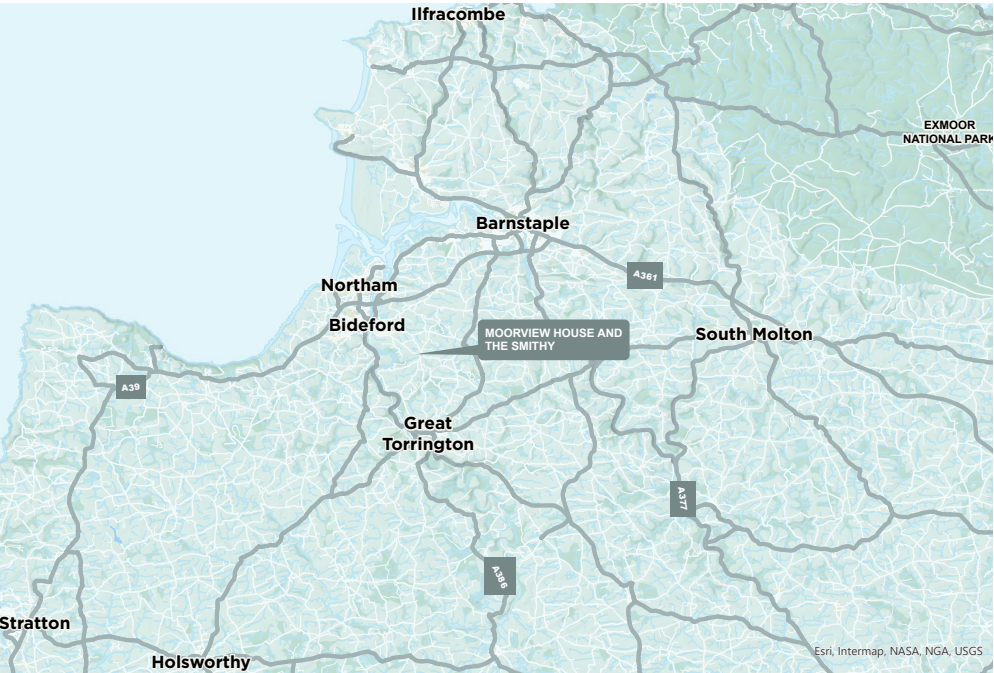
Torridge District Council
www.torridge.gov.uk

Viewings

Strictly by appointment with agents
Carter Jonas, 01823 428590.



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Leisure

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Offices throughout the UK

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