

Holiday Cottages - 19 Bedrooms/8 Units

Watermouth Cove Cottages, Watermouth, North Devon Coastline, EX34 9SJ

Offers In The Region Of

£1,200,000



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Holiday Cottages -19 Bedrooms/8 Units, Gardens, Off Road Parking

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A long-established, self-catering business set next to the busy tourist attraction at Watermouth Family Theme Park and Castle and the outstandingly beautiful sheltered Watermouth Cove and Broadsands Beach on the dramatic North Devon coastline.

The property has 8 letting units and also owners accommodation. It is set midway between Ilfracombe, 3 miles, with its Golf Course, Swimming Pool and Lantern Theatre and Combe Martin, 2 miles, with its beach and Wildlife Park and is just off the A399 giving ready access and also close to the picturesque village of Berrynarbor, 1.5 miles, and ready access to the South West Coastal Path and its local tourist attractions.

This area of North Devon is blessed with a wide variety of attractions for tourists, be they young or old.

To the east, the twin coastal resort towns of Lynton and Lynmouth with their funicular railway and access onto the wide open heather moorlands of Exmoor with resident Red Deer and Exmoor ponies.

To the west, the softer coastline around Woolacombe, Putsborough, Croyde and Saunton with large sandy beaches, surfing, windsurfing, fishing and the like with National Trust properties at Arlington Court, and Holnicote, also Tapeley Park, Exmoor Zoo and to the south of Bideford with the Big Sheep, the Milky Way Adventure Park and the like.

The whole area is also honeycombed with footpaths and country lanes for those that enjoy unspoilt countryside.

DETAILS

Courtyard with 8 Holiday Lettings - 19 Bedrooms,

One Cottage with Residential Use

2 Garden Areas

Off Road Parking - 12 Spaces

Watermouth Castle Tourist Attraction - 400 yards

Secluded Watermouth Cove - 250 yards

Long Established Business

The Courtyard was the original stables and grooms house for the nearby Watermouth Castle

Services - Mains Electricity, Mains Water, Private Drainage, Main Gas available. Fibre internet.

Business Rates - tbc



Smugglers - Sleeps 6 - 8

A single-storey cottage, currently with full residential consent, cloakroom, sitting room with burning stove, kitchen/diner, three bedrooms, bathroom.

Tidesreach - Sleeps 4

A first floor apartment with hall, open plan sitting room with wood burning stove/dining room/kitchen, two bedrooms and a bathroom.

Beachcomber - Sleeps 4

A first floor apartment with hall, open plan sitting room with wood burning stove/dining room/kitchen, two bedrooms and a bathroom.

Seaspray - Sleeps 6

A ground floor apartment with an open plan sitting room/dining room/kitchen, three bedrooms and a bathroom.

Driftwood - Sleeps 4

A ground floor apartment with hall, open plan sitting room/dining room/kitchen, two bedrooms and a bathroom.



VIEWING

By appointment through our

Phillips, Smith & Dunn Barnstaple office-

01271 327878

NOTE -Seashell and Driftwood

These have a connecting door so can be let as one to larger parties.

Sandpiper - Sleeps 6

A first floor apartment, accessed from ground level, open plan sitting room with wood burning stove, dining room/kitchen, three bedrooms and a shower room.

Seashell - Sleeps 4

A single storey cottage with open plan sitting room with wood burning stove /dining room/kitchen, two bedrooms in a bathroom

Seadrift - Sleeps 4

A single storey cottage with open plan sitting room with wood burning stove /dining room/kitchen, two bedrooms in a bathroom

Courtyard Garden

Patios and grassed areas

Main Garden

To the side of the cottages in grass with a number of trees and shrubs interspersed.

Parking

2 areas for 10 to 12 cars

Business

A long established business with the holiday bookings through their own website - watermouth-cove-cottages.co.uk - and Facebook. Accounts available to bona fide buyers after viewing.





DIRECTIONS

Grid Reference SS Approaching North Devon on the A361 North Devon Link Road as from the M5 and after bypassing Tiverton, proceed on to the roundabout just north of South Molton where take the third exit on to the A399 being the holiday route through to Combe Martin, Ilfracombe, Woolacombe, Lynton and Lynmouth. Follow this road all the way to Combe Martin. After leaving Combe Martin follow the tourist signs to Watermouth Castle, proceed for about two miles where turn left into the entrance to Watermouth Castle and immediately right into a smaller lane which leads up the valley for 400 yards or so when Watermouth Cove Cottages will be found on the left hand side of the lane with parking adjoining and across the lane to the rear. Using wht3words free app for mobiles use the 3 words [///army.safely.jukebox](http://army.safely.jukebox)



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