



**STAGS**

Whipcott Water  
Cottages

# Whipcott Water

Holcombe Rogus, Wellington, TA21 0NA

Wellington 5 miles Taunton 12 miles Exeter 22 miles M5 (J27) 6 miles

- Fantastic business
- Gross turnover £184,000
- Managers house
- 6 two bed cottages
- PP for 4 further cottages
- Good access to M5.
- 2 Acres

**Guide price £1,175,000**

## SITUATION

In a tranquil setting close to the Grand Western Canal, Higher Whipcott is situated near the village of Holcombe Rogus which lies close to the Somerset/ Devon border. The village has an excellent pub, church, village hall, garage and small shop. For a greater selection Wellington is 5 miles offering an excellent selection of shopping, recreational and schooling together with access to the M5 motorway on the outskirts of the town. At J27 of the M5 is Tiverton Parkway railway station on the Paddington line.

## INTRODUCTION

Whipcott Water Cottages provide contemporary, well equipped, self-catering accommodation with each of the cottages having its own area of garden, hot tub and wifi. Two of the cottages have facilities for disabled guests with one conforming to Mobility Level M3. The cottages have access to the canal towpath for walking, cycling or fishing. The business is extremely successful and there is scope to expand it further with planning permission for additional holiday cottages, one of which has consent to be used as the manager's accommodation. Whipcott Water is currently let through Hosesasons and forms part of their Autograph Lodge Holiday Collection. It has an exceptional turnover and profit level.

The seven cottages are served by its own tarmac drive. They are detached and are of stone and timber elevations under slate roofs. All cottages have electric heating and wifi.

## MANAGER'S LODGE

Wharf lodge has been granted permission by Mid Devon District Council under reference 15/01309/FULL to be occupied by site managers. This is a contemporary cottage style 2 bedroom (both ensuite), two storey lodge with a spacious interior.



An outstanding holiday business with managers house, 6 quality holiday cottages and PP for another 4.





## THE COTTAGES

BARGE, FLARE, TOWPATH, WICKET AND WHARF offer modern, light, airy self catering accommodation. Each cottage has a double bedroom with king-size bed upstairs and a twin bedroom on the ground floor. Towpath and Wicket have an additional sleeping area. Downstairs is an open plan lounge/dining area with patio doors leading out onto a covered veranda with private hot tub. Each cottage has a well-equipped kitchen and a ground floor bathroom with a shower over the bath. Barge is suitable for some disabled guests, with a larger entrance hall and wider doors to enable wheelchair access. This cottage also has a seat in the downstairs shower for disabled visitors. All cottages are detached, with ample parking adjoining.

## HOPPER COTTAGE & PADDOCK COTTAGE

Hopper Cottage, completed in 2005 and Paddock, completed in 2008, are especially suitable for disabled guests, and families with disabled children. These cottages have two twin bedrooms, both with ensuite bathrooms. One bedroom has electrically controlled beds, and the bathroom has a wheel-in shower, disabled toilet and washbasin. The open-plan lounge/dining room is particularly spacious affording easy manoeuvrability. The kitchen has a waist-high cooker, hob and sink unit, suitable for wheelchair users.

## THE GROUNDS

Each cottage has its own area of garden with paved sitting area and hot tub. Immediately across the country lane there is access to the canal with opportunities for walking, cycling and fishing. The property has mooring rights on the Grand Western Canal (subject to an annual payment) and there is a picnic area. It is a superb facility right on the doorstep and one which proves extremely popular with visitors.

## THE BUSINESS

The first cottages were completed in 2000 and the most recent in 2008. The cottages are furnished and fitted to a contemporary standard and offer a high level of comfort. Some of the cottages are rated 4\* by VisitBritain. The property has just been awarded a "Certificate of Excellence" by Tripadvisor. Whipcott Water Cottages is a highly profitable business with a turnover of £184,000 in the last year with turnover up in this year again. Further information is available to bona fide interested parties.

## PLANNING PERMISSION

Planning permission has been granted in the past for a further 4 holiday cottages. Further information from the Agents.

## SERVICES

Mains electricity. Mains water. 3 private drainage systems. Electric heating. Wifi to all cottages.

## LOCAL AUTHORITY

Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP.  
Tel: 01884 255255. Fax: 01884 234318  
Email: [customerfirst@middevon.gov.uk](mailto:customerfirst@middevon.gov.uk) [www.middevon.gov.uk](http://www.middevon.gov.uk)

## DIRECTIONS

From J27 on the M5 motorway take the A38 to Wellington. After just under 5 miles turn left signposted Greenham and Holcombe Rogus. After just after over ½ mile turn left signposted Holcombe Rogus and Westleigh. After 0.8 mile turn left signposted Burlescombe and Westleigh and ¼ mile along this road are Whipcott Water Cottages.



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



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