



STAGS

West Hole House,
Motte And Bailey
Holiday Cottages

West Hole House,

Newton St Petrock, Holsworthy, EX22 7LW

Holsworthy 8 miles, Bideford 11 miles, Bude 17 miles

- Detached period home
- Three bedrooms
- Two luxury holiday barns
- Extensive gardens
- Ideal home/income
- Rural surroundings
- Established income
- No onward chain

Guide price £675,000

SITUATION

West Hole House is located on the fringe of the traditional Devon hamlet of Newton St. Petrock, between the towns of Bideford and Holsworthy, set close to the beautiful River Torridge valley, renowned for its fishing, riding and dog walking. Nearby, Woodford Bridge Country Club complex offers a thatched inn, restaurant and leisure facilities including swimming pool, sauna, gym and squash court. The market town of Holsworthy has shops, doctors, dentists, veterinary surgeries, places of worship and a Waitrose supermarket. There is also schooling, amateur dramatic theatre, library and sporting clubs. Bideford, around 11 miles away offers a range of amenities including various shops, banks, butchers, cafes, bakeries, places of worship, pubs and restaurants. Schooling for all ages (public and private), five supermarkets and Atlantic Village Retail Park with well-known branded shops and factory outlets. The coastal town of Bude, around 17 miles away, benefits from sandy beaches, sea pool, canal, shops, sports centre, golf course, supermarkets and restaurants. The regional centre of Barnstaple is approximately 21 miles away with the area's main train station, business, shopping, commercial venues and good transport connections via the A361 link road to the motorway network at junction 27 of the M5 or via rail on the Tarka Line.

DESCRIPTION

West Hole House is believed to date back to the 1880's and was the principle Farmhouse to the west of Newton St Petrock. The property presents white rendered elevations beneath a slate tiled roof and in 2006 the former attached long barn was converted into two self-contained holiday cottages. The property enjoys a rural outlook in a quiet farming community with just a couple of near neighbours. There is a parking area to the front for numerous vehicles with allocated space for the cottages, detached garage/workshop, stone outbuilding and extensive gardens wrapping around the property in an idyllic stream setting. The property is being offered with no onward chain, ideal for buyers looking for a country lifestyle with income potential.



A detached period home set in lovely rural surroundings with extensive gardens and two luxury holiday cottages





WEST HOLE HOUSE

West Hole House has flexible, family friendly, open plan accommodation with a dining/family room and a separate sitting room with a cosy wood burning stove. The contemporary kitchen has modern white floor and wall units with work surface over, integrated wine cooler and space for large electric Range cooker. There is also space for a fridge freezer, washing machine and dishwasher. The layout has been designed for potential to offer B&B guests or family members to have their own lounge area. On the first floor, there are three double bedrooms, with the master bedroom having an en-suite bathroom which was re-fitted in 2015, with the principle bedrooms enjoying fabulous countryside views from the front elevations. There is also separate office/dressing room or single fourth bedroom if required. There is a modern bathroom, which was also re-fitted in 2015, as well as access to the loft space from the landing. Attached to the side of the house, connecting the house with the holiday cottages, is a former garage now used as a utility room/ workshop.

THE COTTAGES

The cottages, Motte and Bailey, have undergone extensive styling and redecoration in the last three years including new furniture, beds, bedding and household goods which are included as part of the sale. The cottages have permission for holiday use only. Each offers two bedrooms, kitchen and living rooms with doors out onto separate, private and decked areas with table and chairs. The bedrooms and bathrooms have vaulted ceilings, giving a feeling of light and space, with Motte cottage having a Juliet balcony from the master bedroom and Bailey cottage has two bathrooms.

OUTSIDE

To the front of the property, West Hole House has a secluded lawn garden, surrounded by wall and hedgerow, with wrought iron pedestrian gate and lavender lined pathway that leads to the front porch, as well as a path directly from the parking area. The lawned garden wraps around the property with ornamental trees, flower beds, planed slopes, hedgerow as well as separate private gardens for the main house and the holiday cottages. There is an area of woodland with summer house and stream side decked area. There is also further income potential as there is an area of land that could be used for yurts or luxury glamping, if a buyer wanted to develop the business further. There is a stone former stable block, which provides useful storage, but could also be converted, subject to planning permissions into an artists studio, hot tub room and sauna or another holiday let.

THE BUSINESS

This year (2017) will be the fourth year the current owners have been trading and advertise using their own website www.petrockholidaycottages.co.uk, also on Booking.com and devonshirecottageholidays.co.uk. The cottages are currently achieving a circa £32,000 gross income per accounting year.

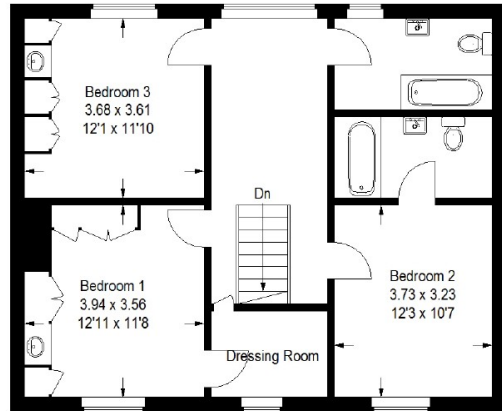
SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

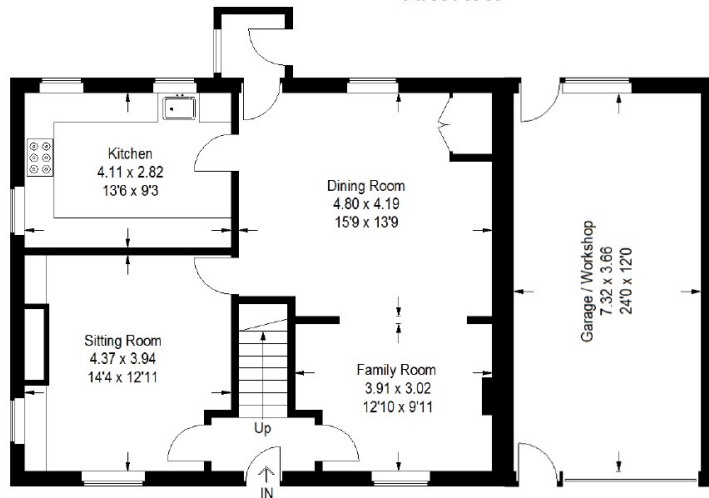
DIRECTIONS

From Bideford Quay follow the signs to Torrington/A386. At Landcross bear right onto the A388 signposted Monkleigh & Holsworthy, continuing through Frithelstockstone to Stibb Cross. At Stibb Cross bear right and continue on this road for about 2 miles. Just before the Woodford Bridge Hotel, bear left signposted Newton St. Petrock, continue down this lane for 0.5 miles where the property will be found on the left.





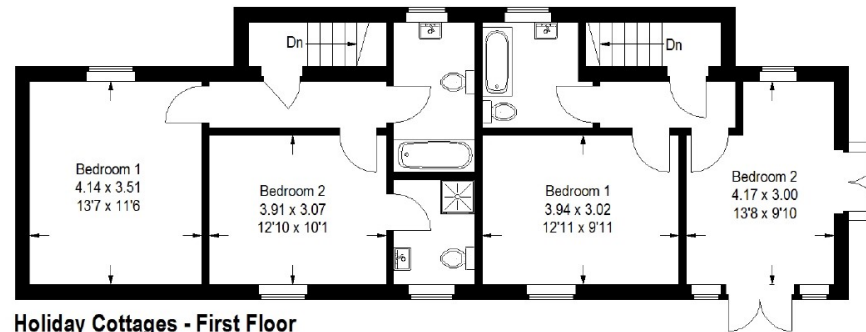
First Floor



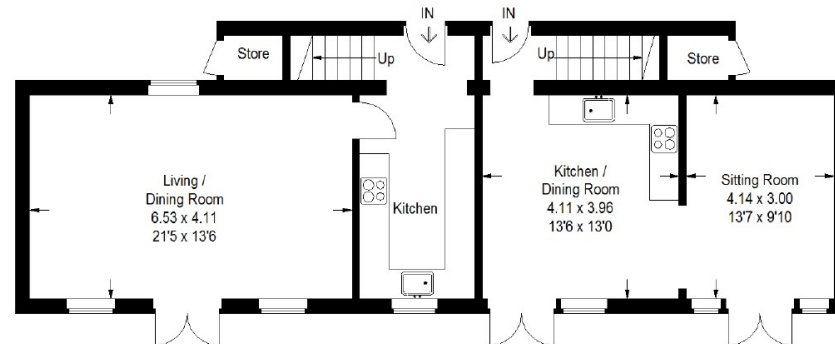
Ground Floor

Approximate Gross Internal Area
136 sq m / 1464 sq ft
Holiday Cottages = 143.8 sq m / 1548 sq ft
Garage / Workshop = 27.1 sq m / 292 sq ft
Total = 306.9 sq m / 3304 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2017 (ID382043)



Holiday Cottages - First Floor



Holiday Cottages - Ground Floor

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



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