

## Cloud Farm, Oare, Lynton, Devon, EX35 6NU

GUIDE PRICE £849,000

**A RARE OPPORTUNITY TO PURCHASE A UNIQUE PROPERTY IN WONDERFUL UNSPOILT SURROUNDINGS SITUATED IN A STUNNING, PEACEFUL LOCATION IN THE LEGENDARY DOONE VALLEY AT THE END OF ITS OWN DRIVEWAY, IN A VALLEY SURROUNDED BY MOORLAND. THIS IS A FARMHOUSE PROVIDING OWNERS ACCOMMODATION WITH THREE SEPARATE APARTMENTS AND A WELL KNOWN AND PROFITABLE CAMPSITE, FURTHER YARD AND BUILDINGS OFFERING POTENTIAL WITH APPROXIMATELY 8 ACRES OF SHELTERED PASTURE AND CAMPING FIELDS RUNNING DOWN TO THE BEAUTIFUL BADGWORTHY WATER. THIS WELL KNOWN BEAUTY SPOT WAS MADE FAMOUS BY R. D. BLACKMORE THROUGH HIS LEGENDARY NOVEL LORNA DOONE. EPC: E.**

- OWNERS ACCOMMODATION
- END OF ITS OWN DRIVEWAY
- WELL KNOWN EXMOOR BEAUTY SPOT
- THREE SEPARATE LETTING UNITS
- TRANQUIL VALLEY SETTING
- 8 ACRES LAND
- PROFITABLE CAMPSITE
- SURROUNDED BY MOORLAND
- LEGENDARY LOCATION
- BUILDINGS WITH POTENTIAL





A RARE OPPORTUNITY TO PURCHASE A UNIQUE PROPERTY IN WONDERFUL UNSPOILT SURROUNDINGS SITUATED IN A STUNNING, PEACEFUL LOCATION IN THE LEGENDARY DOONE VALLEY AT THE END OF ITS OWN DRIVEWAY, IN A VALLEY SURROUNDED BY MOORLAND. THIS IS A FARMHOUSE PROVIDING OWNERS ACCOMMODATION WITH THREE SEPARATE APARTMENTS AND A WELL KNOWN AND PROFITABLE CAMPSITE, FURTHER YARD AND BUILDINGS OFFERING POTENTIAL WITH APPROXIMATELY 8 ACRES OF SHELTERED PASTURE AND CAMPING FIELDS RUNNING DOWN TO THE BEAUTIFUL BADGWORTHY WATER. THIS WELL KNOWN BEAUTY SPOT WAS MADE FAMOUS BY R. D. BLACKMORE THROUGH HIS LEGENDARY NOVEL LORNA DOONE. EPC: E. THE PROPERTY IS IN NEED OF UPDATING AND MODERNISATION.

#### **SITUATION**

The property is located in the legendary Doone Valley on the Devon/Somerset border, at the end of its own driveway in a well known beauty spot on Exmoor. Brendon is approximately 4 miles, Lynton and Countisbury is approximately 7 miles whilst Porlock is a similar distance. This property is set in a stunning location with some of the best walking and riding country in the U.K on the doorstep.

#### **DESCRIPTION**

Cloud Farm has been utilised to take full advantage of the 3 footpaths, which converge in the yard adjacent to the farmhouse and buildings. There is a facility for serving drinks, cream teas and light snacks along with camping and caravanning equipment in a the Tea Room, there are 10 electric hook-up points beside the Badgworthy Water for camping and caravanning, there are further level areas by the river stretching right up into the Doone Valley with space for between 75 and 100 pitches. The Self Catering accommodation, is in need of improvement, there is owners accommodation and three separate letting units known as Ridd's Retreat, Carver and Lorna's Bower, all named after characters in the legendary novel by R. D. Blackmore, written in 1869 which made the whole area famous.

#### **THE BUSINESS**

Cloud Farm is perfectly situated at the confluence of three separate footpaths from the Doone Valley, Church or Malmsmead to take full advantage of the passing walking and riding trade in this famous beauty spot. There are facilities for serving drinks, cream teas and light snacks and camping supplies from the purpose built tea rooms. The owners accommodation is comfortable and spacious whilst there are three lets each having the potential to produce between £15,000 - £18,000 each per annum. The campsite is well known and well used throughout the whole year and produces a gross figure of over £100,000 in conjunction with the shop/tea room. There are stables and facilities for horse trekking which are not currently utilised, although in the pass this has been a profitable revenue stream. The beauty of the camping is its peacefulness and back to nature feel, allowing campers to pitch by the river in beautiful surroundings with some of the best walking and riding country available in the South West literally on the doorstep, well away from busy traffic and built up areas. A visit to the property will confirm that this is a special and unique location with much commercial potential, some of which has already been expertly utilised.

#### **BUSINESS TURNOVER**

These figures will be available to bonafide purchaser(s) who have viewed the property and have provided funding information to the agents.

#### **ACCOMMODATION**

##### **MAIN FARMHOUSE**

A glazed veranda with quarry tiled floor leading to:

##### **FARMHOUSE KITCHEN 21' x 14' 5"**

West facing, offering a range of pine fronted kitchen units with tiled work surfaces having cupboards and drawers under, including a double drainer, stainless steel sink unit, oil fired rayburn (hot water) extensive built in storage cupboards with lockers over electric cooker panel, power points, plumbing for dish washer. Door to:

##### **UTILITY ROOM/BOILER ROOM 8' 9" x 7' 9"**

Plumbing for two automatic washing machines, separate door to rear.

##### **SITTING ROOM 23' 6" x 13' 7"**

A lovely room with feature ceiling beams and a large open stone fire place with a wood burning stove, dimplex storage heaters, power points and television point.

##### **LANDING SERVING ALL ROOMS**

##### **BEDROOM 1 17' 8" x 12' 1"**

Wash hand basin, dimplex night storage heater, power points.

##### **BEDROOM 2 13' 3" x 11' 2"**

Wash hand basin, fitted wardrobe & cupboards, power points.

##### **BEDROOM 3 11' 10" x 7' 9"**

Power points.







#### **BATHROOM**

Panel bath with shower attached, pedestal wash hand basin, low level w.c. Dimplex night storage heater. Walk-in airing cupboard with lagged copper cylinder and immersion heater with slatted shelving.

#### **LETTING UNITS**

All 3 Letting Units benefit from oil fired central heating with individually controlled radiators.

#### **LORNA'S BOWER (APARTMENT 1)**

This unit sleeps 3 plus 1 on divan in living room, single storey accommodation, benefiting central heating (oil) EPC: C. The accommodation comprises:

#### **SITTING ROOM 17' x 9' 6"**

A delightful southerly and westerly aspect, providing moorland views with radiator.

#### **KITCHEN/DINING ROOM 12' 7" x 8' 3"**

Single drainer stainless steel sink unit, fitted kitchen in medium oak finished units and comprising a built in 4 ring NEF halogen hob and built in oven with extractor fan, radiator and spot lights.

#### **BEDROOM 11' 7" x 10' 11"**

Westerly facing with a double and single bed, and radiator.

#### **SHOWER ROOM**

Offering a low level w.c. with pedestal wash hand basin, shower cubicle, strip light and shaving socket with radiator.

#### **RIDD'S RETREAT (APARTMENT 2)**

Sleeps 2 with a further 2 on bed settees. EPC: D. A single floor unit which can inter connect with 'Carvers' quarters via a conservatory that can then accommodate up to 11 guests in four bedrooms and two sitting rooms.

#### **PORCH**

With part glaze door leading into the hallway. Leading into:

#### **KITCHEN/BREAKFAST ROOM 12' 4" x 7' 6" (maximum 9' 4")**

Fitted kitchen, incorporating built in work surfaces with easy cleaning surfaces, single drainer stainless steel sink unit, cupboards and drawers under, spot lights and tracking, double radiator.

#### **SITTING ROOM 16' 2" x 9' 6"**

Double radiator and wall lights.

#### **BEDROOM 1 14' 1" x 7' 7"**

Double radiator.

#### **BATHROOM/W.C.**

A modern suite in champagne, comprising a fitted panel bath, pedestal wash hand basin, low level w.c. half hight ceramic wall tiling.

#### **CARVERS QUARTERS (APARTMENT 3)**

This unit sleeps 6 plus 1 on a Z Bed. EPC E. Entrance via a conservatory, leading into:

#### **CHARACTER SITTING ROOM/DINING ROOM ??**

Offering an inglenook fireplace offering a feature wood burning stove, heavily beamed ceiling with french door to garden, window seat, radiator and staircase leading to first floor:

#### **KITCHEN 7' 7" x 14' 6"**

Fitted kitchen in medium oak, with work tops along with cupboards and drawers under, full range of equipment incorporating a single drainer stainless steel sink unit with radiator.

#### **FIRST FLOOR**

#### **BEDROOM 1 15' 5" x 7' 11"**

Built in double wardrobe, with radiator.

#### **BEDROOM 2 10' 10" x 8' 5"**

West facing room, double bed, built in wardrobe and cupboards, radiator.

#### **BEDROOM 3 14' 6" x 8'**

With radiator

#### **BATHROOM**

Modern avocado suite, comprising a panel bath with shower attachment and splash screen, pedestal wash hand basin, low level w.c. and radiator.







#### **OUTSIDE**

Approaching the property is a large car park and turning area, which is the confluence of the three footpaths coming from Doone Valley, Oare Church and Malmsmead. In front of the farmhouse and to the south is a lovely terrace garden, principally to lawn with flower and shrub-bed borders.

#### **TEA ROOM/SHOP 34' x 12' 4"**

Fully equipped with serving counter and preparation area, which has plumbing for a dish washer, double bowl stainless steel sink unit, preparation units, work surfaces, oven, two refrigerators etc.

#### **SEPARATE LADIES & GENTS TOILETS**

#### **OUTSIDE FACILITIES**

To the rear of the farmhouse approaching over a separate access and butting on to the concrete yards are an extensive range of outbuildings, principally devoted to the farm trekking enterprise and incorporating around a concrete yard area on two storeys, three loose boxes, pony boxes an old shipoon with loft over. Further yearling houses with loose boxes, feed stores, folding box and a six bay open fronted implement shed with two bay extension to part.

#### **LADIES & GENTS SHOWER BLOCK**

Situated just pass the Tea Rooms are fully functional ladies and gentleman shower units which are perfectly located for the caravan hook-up areas and the campsite further up the Doone Valley. All housed in an attractive stone building.

#### **CAMPING & CARAVAN UNITS**

The 12 hook-up units are located just beside a little bridge that crosses over Badgworthy Water into the Doone Valley in a level area, partially sub-divided either side of the entrance drive. A further camping area can be located up the valley again beside the Badgworthy Water in a level peaceful sheltered location in a paddock which runs right up to the heart of the Doone Valley.

#### **THE LAND**

The land itself is made up of the camping and caravan site areas along with further pasture being level and sheltered and running down to the famous Badgworthy water on the Western Boundary. There are 10 caravan pitches with electric hook ups and space for at least another 75 to 100 tents in the series of smaller paddocks which make up the land area. The site sits in the Doone Valley through which the legendary Badgworthy Water which runs and then right up to an area known as Deer Park, which itself is amongst some of the prettiest and most attractive yet accessible locations on Exmoor. The whole is set in the most wonderful walking and riding country in the heart of the Exmoor National Park.

#### **DIRECTIONS**

From Lynton and Lynmouth take the A39 coast road up towards Countisbury Hill on towards Porlock, after about 4.5 miles you will pass the Devon/Somerset border and within a few hundred yards you will see a sign to turn Right for OARE. Travel down into the valley, turning right just before Oare Church towards Brendon and approximately after half a mile of driving down this valley, turn Left into the entrance of Cloud Farm, which will be found on the Left hand side of the road. Proceed up the entrance drive pass Badgworthy Cottage and you will have arrived at Cloud Farm.

#### **SERVICES**

Mains electricity, private water supply, septic tank drainage. Telephone connected. Oil fired central heating to letting accommodations. Owners accommodation is mainly electric night storage heating.

#### **LOCAL AUTHORITY**

West Somerset District Council, West Somerset House, Killick Way, Williton, Taunton, TA4 4QA Tele: 01643 703704.

Non Domestic Rates - (Business) 4,200 payable p.a.

Farmhouse:Council Tax Band: B - which equates to £950 p.a.

#### **VIEWING**

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

#### **IMPORTANT NOTICE**

Nancekivell & Co, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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#### **OMBUDSMAN**

We are members of the Ombudsman for Estate Agents Scheme. full details of which are held at our offices.

#### **MAPS & PLANS**

A plan which is not to scale is included in these details for identification purposes only.

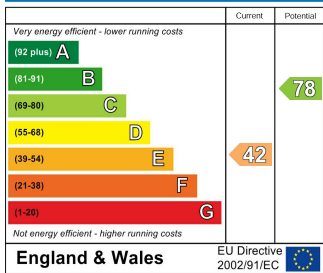




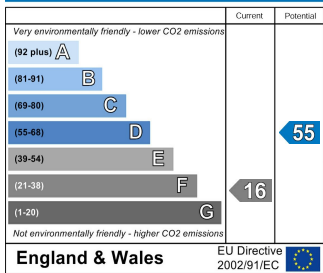




**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of contract.