



Three Gates Farm Holiday Cottages

Huntsham, Devon

Carter Jonas

Three Gates Farm
Holiday Cottages
Huntsham
Tiverton
Devon
EX16 7QH

Established and profitable
holiday letting business, close to
Exmoor National Park, with an
indoor swimming pool complex,
a Grade II listed 5/6-bedroom
period farmhouse and 5 holiday
letting cottages.

Peaceful rural location with panoramic
countryside views.

Tiverton 5 miles, M5 (J27) 6 miles, Tiverton
Parkway Station 6 miles.

Facilities include indoor pool, sauna, gym,
children's play area, games room and laundry
room.

A range of outbuildings, including a detached
barn housing games room, workshop, garden and
log store.

Set in 1.38 acres of gardens and grounds,
including a duck pond.

For sale by private treaty as a whole.

Carter Jonas



Location

Situated 6 miles from the M5 and Tiverton Parkway train station, Three Gates Farm provides a level of convenience and access rarely found in such a peaceful country location.

The property is located in a rural setting, 1 mile from the village of Huntsham. Bampton is 3 miles to the north, and provides a range of shops and local services including a butcher, baker, doctor's surgery, primary school, pubs and restaurants. Further facilities can be found at the historic market town of Tiverton, 5 miles to the south which offers a leisure centre, hospital, banks, a primary school, secondary school, additional shopping facilities, the Great Western Canal, public houses, restaurants, an indoor swimming pool complex, golf course, pannier market, cinema, dentist,

doctor's surgery, and the Tiverton Museum of Mid-Devon life.

The private Blundell's School is nearby in Tiverton, 7 miles, and further amenities and facilities can be found in the City of Exeter, 23 miles, or the county town of Somerset, Taunton, being 20 miles away.

The North Devon coastline is easily accessible with its excellent surfing beaches at Saunton Sands, Croyde Bay and Woolacombe. North Devon also provides scenic former fishing villages, such as Clovelly, Instow and Appledore on the Torridge Estuary. The National Trust properties of Knightshayes Court and Arlington Court make ideal trips.

Three Gates Farm is easily accessible via the North Devon Link Road, being the A361,

which gives further access into North Devon and dual carriageway access to the M5 motorway at Junction 27.

There is a mainline railway station at Tiverton Parkway, 6 miles away, with London Paddington service, and there are regional airports at Exeter and Bristol.

Nearby popular tourist attractions include Exmoor National Park which is extremely popular with walkers, cyclists and horse riders all year round due to its enhanced public access. The West Somerset coastline is easily accessible, including the Victorian seaside town of Minehead with the Somerset Steam Railway and the medieval village of Dunster, with its original yarn market and National Trust castle.



The Business

Three Gates Farm Holiday Cottages provides 5 holiday letting cottages in a rural setting with elevated views over the surrounding countryside. Guests enjoy the use of a purpose-built indoor swimming pool complex, housing a 33ft pool, sauna, gym, showers and changing facilities.

Other on-site facilities include a games room, children's play area, 12ft trampoline, football/ games area and guest laundry room.

The business advertises through its own website, www.threegatesfarm.co.uk, and also through various third-party sites such as Airbnb, Booking.com, Homeaway and The Best of Exmoor. Additionally, the cottages attract larger groups of families and friends through Groupaccommodation.com

Three Gates Farm has been a consistently profitable business for many years. Gross turnover for the year ending 5th April 2024 was £153,025, with a net profit of £70,894 and the year before, year ending 5th April 2023 was £157,837 with a net profit of £65,202.

The business benefits from year-round trade due to its excellent guest facilities, peaceful rural location and proximity to two wedding venues. It is easily accessible from the M5 motorway for short breaks and is a perfect stopping off point for exploring Exmoor and the North and South Coasts of Devon and Somerset. There is further growth potential by adding glamping units on site and/or converting the existing detached barn (subject to the necessary planning consents).

Further trading information can be provided to bona fide purchasers.



Three Gates Farmhouse

An attractive, period Devon farmhouse, Listed Grade II, thought to date from the early 17th century. The property provides spacious and comfortable accommodation, with a large kitchen/living space with sliding patio doors, with outstanding rural views to the rear. The property has many period features including beamed ceilings, inglenook fireplaces and exposed stone walls.

The accommodation comprises an entrance hall with exposed natural stone walls, a slate floor, wooden doors to rooms, understairs cupboard and stairs to first-floor accommodation.

Sitting room with beamed ceiling, exposed stone walls and inglenook fireplace, housing a wood burning stove. Window to front overlooking the gardens.

Modern, contemporary, shaker style kitchen with central island, breakfast bar, fireplace housing a Range style cooker, spotlights, wooden flooring and wooden steps leading down into the large sun room/breakfast room. Door from the kitchen leading into an entrance glass porch to the front used as a boot room for the farmhouse. Walk in cupboard and larder.

Sun room/breakfast room with wooden floor, windows to side and sliding patio doors leading to outside patio with countryside views. Contemporary wood-burning stove.

Separate dining room with a beamed ceiling and inglenook stone fireplace with bread oven.

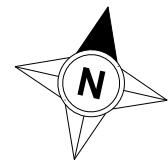
The utility room and cloakroom are accessed from the kitchen via the inner hall. There is an additional shower room and a study/Bedroom 6 on the ground floor, with a separate rear entrance.

On first floor there are 5 bedrooms, four of them to the front, overlooking the front courtyard and Bedroom 1 to the rear overlooking the surrounding countryside. From the landing there is a bathroom and a separate shower room with WC.

To the front is an enclosed walled garden, laid to lawn, with a range of shrubs. There is a rear courtyard leading up onto a level lawned area with panoramic countryside views, accessed from the sun room or study/bedroom 6, with a high degree of privacy from the business.



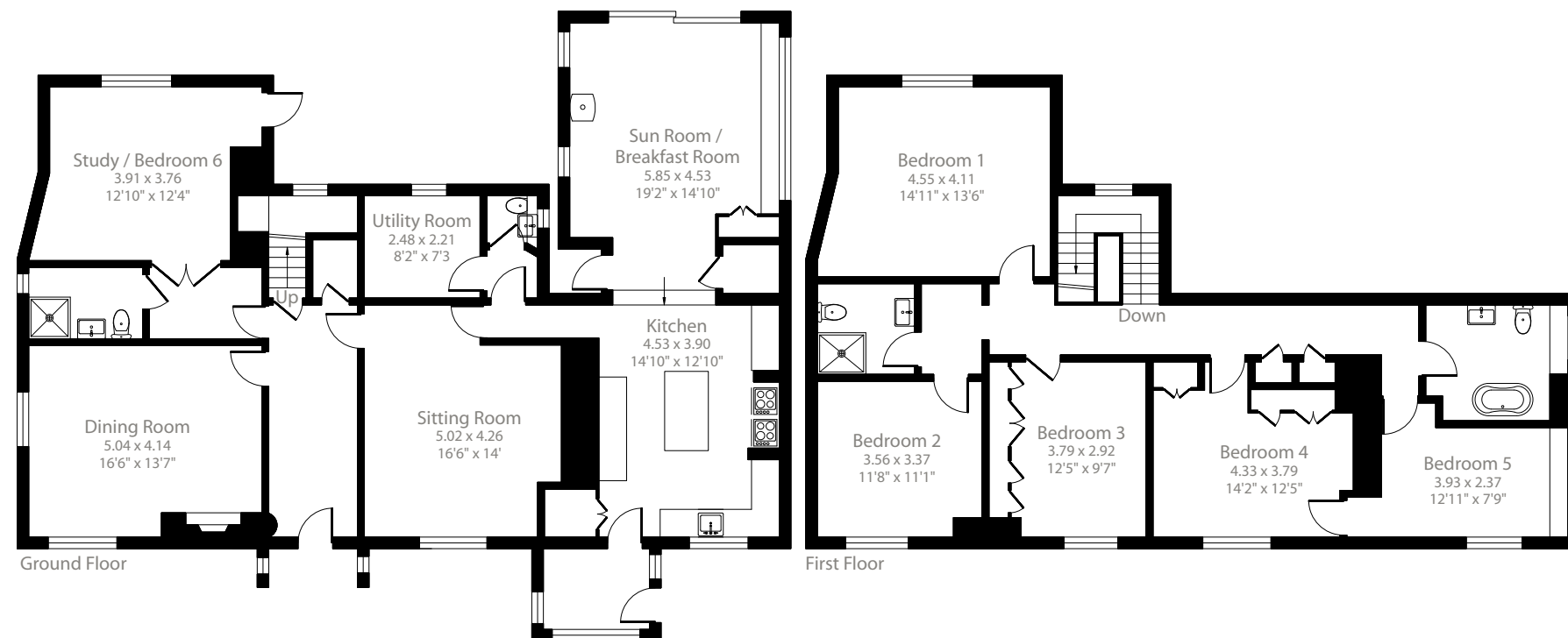




Floor plan

Three Gates Farm, Tiverton

Approximate Area: 2732 sq ft / 253.8 sq m



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

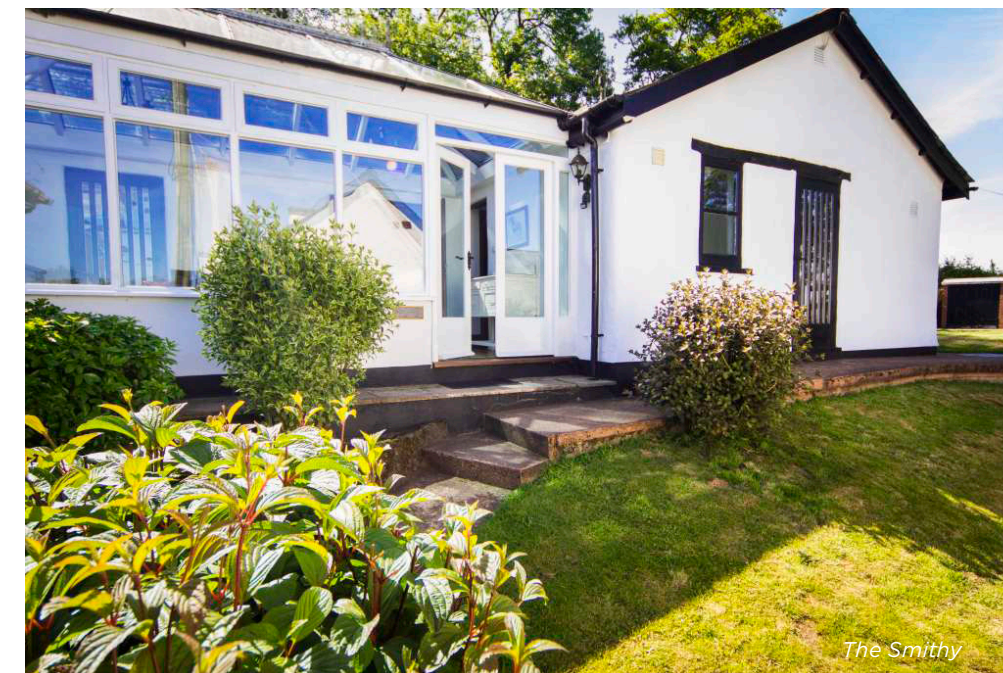
The Cottages

There are five holiday letting cottages, all of differing types, which have been sympathetically converted, including such features as exposed beamed ceilings, vaulted ceilings with exposed roof trusses, and exposed natural stone walls.

The five cottages sleep up to 22 guests in total and are all equipped with oil-fired central heating, dishwashers, flat screen TVs, DVD players and free Wi-Fi.

The Smithy

Semi-detached, single storey cottage providing a conservatory used as a dining room, an open plan sitting room/kitchen with inglenook fireplace and 3 bedrooms, all with en-suite bathrooms. Outside is an enclosed rear garden with panoramic countryside views. (Sleeps 6)



Long Barn

Single storey, semi-detached cottage providing a hall, open plan sitting/dining room and kitchen area, 3 bedrooms and 2 bathrooms. Outside to the rear is a patio area leading out onto a communal lawned area. (Sleeps 5/6)

The Granary

Detached, two-storey cottage providing on ground floor, open plan sitting/dining room and kitchen area plus a family bathroom. At first floor, a landing and 2 bedrooms. Outside provides an enclosed patio area and parking area to front. (Sleeps 4)



Long Barn

May Cottage

Single storey, semi-detached cottage providing an open plan kitchen and sitting/dining room area with countryside views, French glazed doors overlooking the gardens, 2 bedrooms and bathroom. Outside patio area leading out onto the communal lawned area. (Sleeps 4)

Nuthatch

Single storey, semi-detached cottage providing an open plan sitting/dining room and kitchen area, bedroom with four poster bed and en-suite bathroom. Outside patio area. (Sleeps 2)



May Cottage & Long Barn



The Granary



The Granary



Nuthatch



Nuthatch



Indoor Swimming Pool Complex

Purpose built indoor swimming pool complex measuring 14.98m x 9.40m (41ft x 30ft10") with glazed elevations to three sides and ceramic non-slip floor. Tiled pool of 10.05m x 4.88m (33ft x 16ft) plus changing room, separate shower room with WC facility, sauna for 4 people and wet room shower.

Within the indoor pool complex is a gym with running machine, exercise bike, weights and rowing machine.

Outside the pool building is a patio area with pergola and concrete table tennis table.

Facilities

Set in 1.38 acres of gardens and grounds, including duck ponds. Gravel drive and car parking area next to the swimming pool building, with parking for up to 8 vehicles. Lawned gardens surround the site with patios for each cottage and communal lawns. A pond lies within a small copse in the lower corner, currently home for chickens, moorhens and ducks.

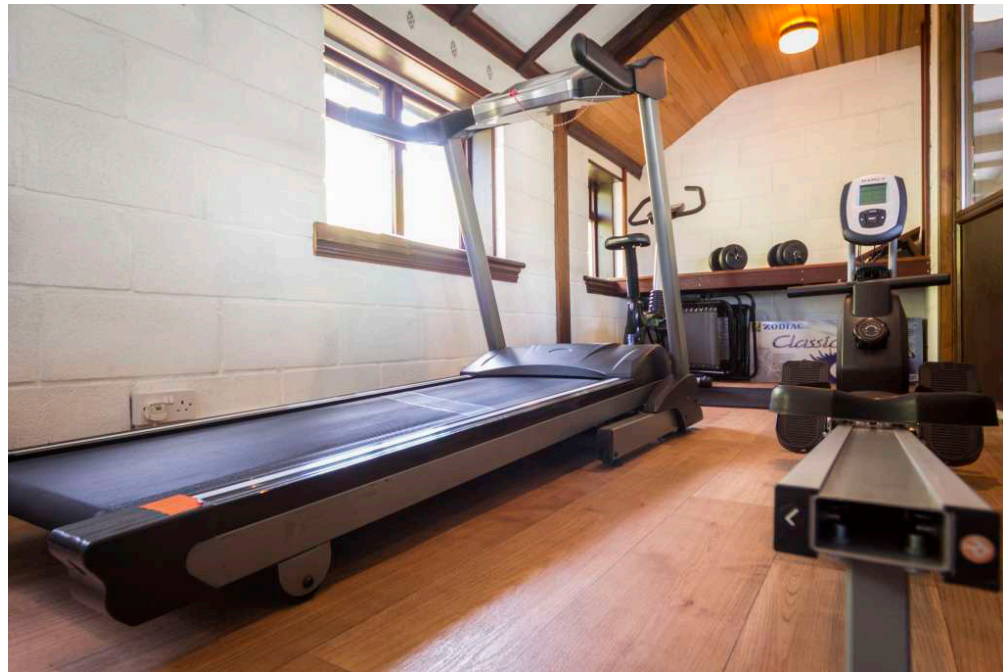
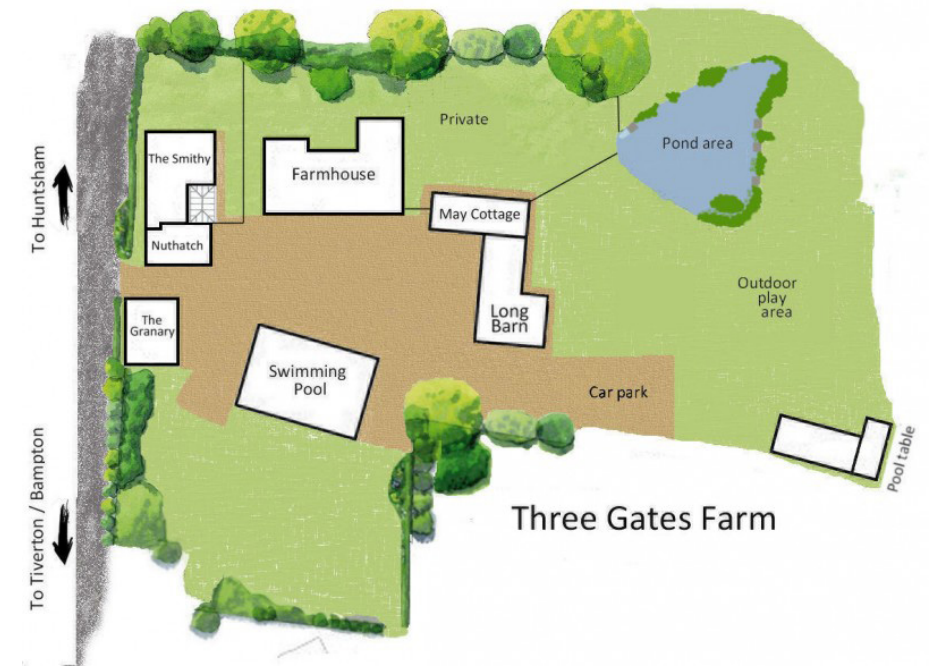
Games room of 4.96m x 2.88m (16ft 2 x 9ft 5) with pool table, wooden adventure playground with swing, slide, play tower, seesaw and 12ft trampoline next to the duck pond.

Laundry room of 2.18m x 1.49m (7ft1" x 4ft10") with automatic washing machine, tumble dryer, stainless steel sink unit, a range of built-in cupboards and boiler.

Detached barn of 10.90m x 4.01m (38ft8" x 13ft1") adjoining the games room, providing a workshop, log store and garden store with power and lighting.

There is a convenient loft storage space above The Long Barn.

Above the pool building is a levelled lawn area / outdoor games space with elevated views of surrounding countryside (potential glamping location).





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.

Listing Status

The property is Grade II listed with an Historic England reference number of 1325659.

Services

The property is serviced by mains electricity, a private water supply and private drainage. The farmhouse and cottages have oil-fired central heated.

EPC Ratings

Three Gates Farmhouse, EPC rated E.

Council Tax

Band F.

Rateable Value

According to the Valuation Office website, the premises has a rateable value of £16,335. Interested parties are advised to make their own enquiries.

Local Authority

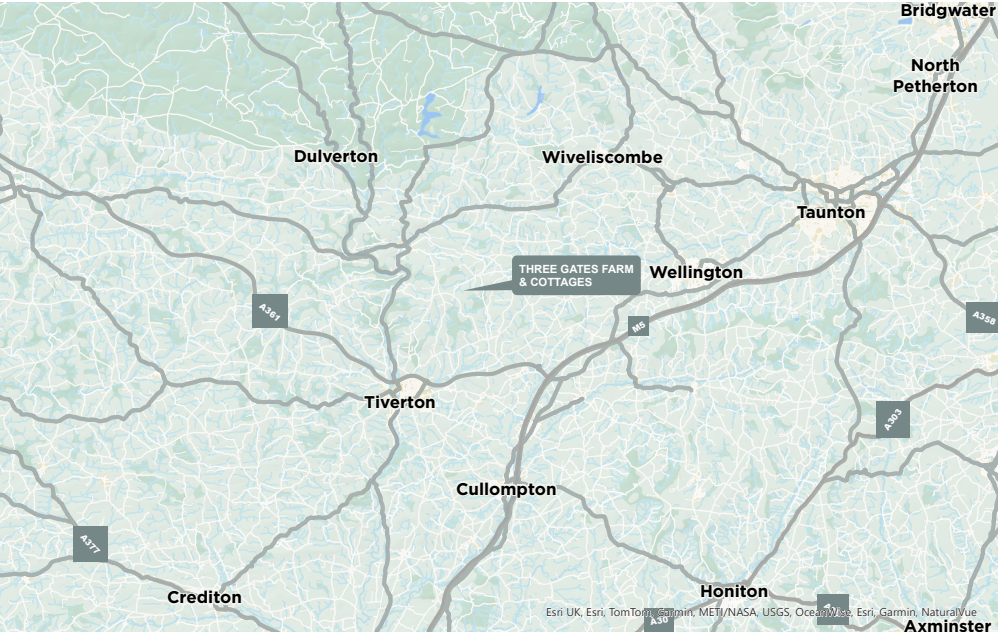
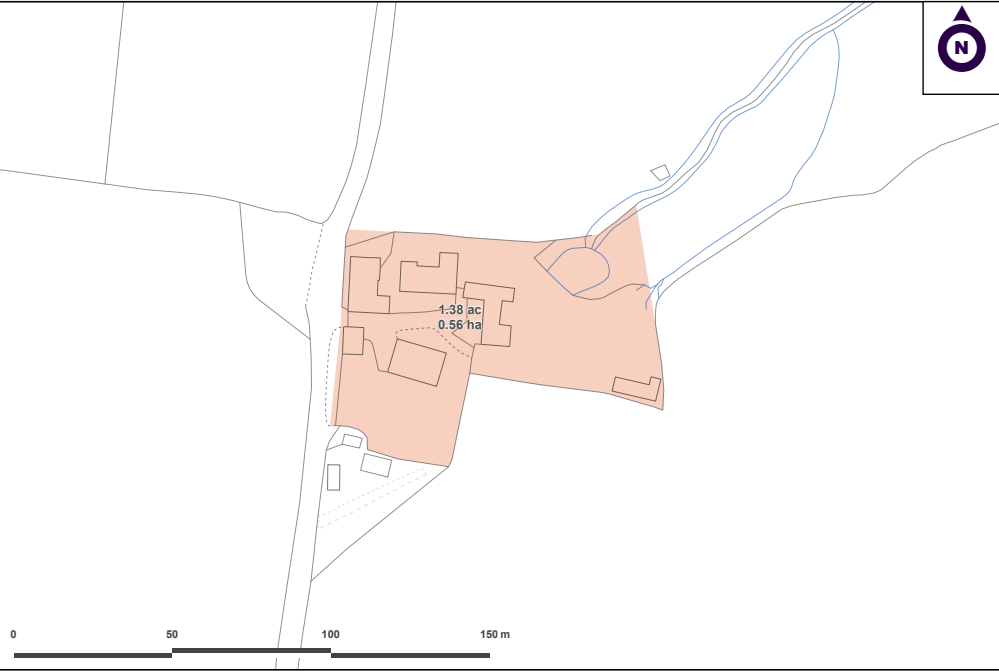
Mid Devon District Council
www.middevon.gov.uk

Viewings

Strictly by appointment with agents Carter Jonas, 01823 428590.



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