



Bulworthy Forest Lodges

Bideford, North Devon

**Carter Jonas**

# Bulworthy Forest Lodges Webbery Bideford North Devon EX39 4PU

**Holiday lodge business comprising 15 lodges located 7 miles from the North Devon coastline in a rural countryside setting.**

The site provides a newly refurbished 4-bedroom detached owner's accommodation with glazed elevations to take advantage of the views overlooking the gardens and the surrounding wooded valley, with a high degree of privacy from the business.

15 detached holiday letting lodges and 11 hot tubs.

Set in a wooded valley of 24.86 acres with four fishing lakes.

The business is currently turning over £441,079 year ending March 2024 and provides an established and profitable business.

Offered for sale as a whole by private treaty.



## Location

Bulworthy Forest Lodges is hidden in a secluded rural valley in the North Devon countryside and only 7 miles from the coast.

The property has easy access onto the A39 known as the Atlantic Highway that gives access into North Devon and further afield into North Cornwall to the seaside resorts of Bude, Widemouth Bay and Padstow. The property is in a rural setting yet only 2 miles from the harbour town of Bideford providing supermarkets, shopping, restaurants, public houses, primary and secondary schooling and access onto the Tarka Trail which is a popular walking/cycling route from Braunton to Meeth.

Barnstaple, 8 miles away, is accessed via the A39 which leads to the A361 (North Devon Link Road) which is mainly dual carriageway to the M5 motorway at junction 27. Barnstaple is the commercial centre of North Devon and offers a range of amenities including shopping, supermarkets, restaurants, public houses, a sports centre, theatre, cinema, Pannier market and district hospital.

The picturesque villages of Clovelly, Instow, Appledore and Hartland Point with its lighthouse and rugged coastline (which is used for filming), make popular day trips.

The Big Sheep and the Milky Way Adventure Parks are located just off the A39 and are popular with guests.

There are sporting facilities in the area including golf at Torrington and Westwood Ho! (The oldest golf course in England).

The North Devon coastline is renowned for its excellent surfing beaches such as Woolacombe, Saunton Sands and Croyde which are easily accessible.

The National Trust properties of Arlington Court and Knightshayes Court make ideal day trips.

## The Business

Bulworthy Forest Lodges is surrounded by countryside and located in its own private wooded valley with coarse fishing lakes in a tranquil setting providing an opportunity to relax amongst nature.

The business' proximity to the coastline makes the property an ideal location to explore the local area and beaches.

The established lodge park has good repeat business and is profitable with

a gross turnover of £441,079 year ending March 2024 and in the previous year, ending March 2023, a gross turnover of £444,129 from an 11-month season. The business is VAT registered and is pet friendly.

Guests are attracted to Bulworthy Forest Lodges due to the four coarse fishing lakes that include a variety of Tench, Rudd, Carp, Perch and Roach along with the appeal of a private hot tub. The lakes have potential to

be opened up to local fishing groups on a day ticket basis to increase trade, if required.

The present owner promotes the business via their website, [www.bulworthyforestlodges.co.uk](http://www.bulworthyforestlodges.co.uk) and use Hoseasons as a booking agent, along with advertising on booking.com.

There is further potential to build additional lodges on the site or to diversify into a

glamping facility if required, subject to gaining the relevant planning consents.

The business is for sale due to retirement and has been in the same ownership since 2016. Trading information can be provided to bona fide purchasers.



## Bulworthy Forest House

The owner's accommodation has a high degree of privacy from the business and is accessed via its own asphalt driveway from the lodge complex.

The property is detached and provides accommodation on the ground floor of hall, open plan sitting/dining room and new fitted kitchen which leads through into a utility room. Cloakroom and study also on the ground floor. At first floor there is a landing, four bedrooms and bathroom.

Bedroom 1 has a newly fitted en-suite shower room.

Outside, adjoining the house, is a double garage which can also be accessed via a door to outside from the utility/boot room of the house. The gardens are level and wrap around the house and overlook the wooded valley. To the front of the property is an asphalt driveway with parking for 4/5 vehicles.





# Floor plan

**Bulworthy Forest Lodges**

**Approximate Area:** 1914 sq ft / 177.8 sq m

**Garage:** 248 sq ft / 23 sq m

**Total:** 2162 sq ft / 200.8 sq m

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

### The Lodges

The business provides 15 detached, Finnish holiday letting lodges with 11 hot tubs, set in a valley setting with asphalt roadways and private parking.

Each lodge is detached and offers either 1-bedroom, 2-bedroom or 3-bedroom accommodation. The lodges have been positioned to provide a high degree of privacy from each other and are equipped with double glazing, oil-fired central heating, outside seating areas with BBQs and 11 hot tubs on site.

The 3-bedroom lodges – Kingfisher, Foxglove, Bluebell, Chestnut, Larches and Oakapple.

### Kingfisher

Two storey with open plan sitting/dining room and kitchen area, three bedrooms (one with balcony at first floor overlooking the lake), bathroom and veranda with hot tub. (Sleeps 6).



### Foxglove

Single storey with open plan sitting/dining room and kitchen area, three bedrooms (bedroom 1 with en-suite shower room) and bathroom. Foxglove has a veranda with hot tub. (Sleeps 6)

### Oakapple, Larches, Chestnut and Bluebell

These four lodges are single storey with an open plan kitchen/diner, a separate sitting room, three bedrooms (one with en-suite shower room) and separate bathroom. All four of the lodges have a covered hot tub. (Each sleep 6)



**The 2-bedroom lodges - Acorn, Sycamore, Rosebay, Hideaway, Fishers Wood, Hunters Lodge, Otters Holt and Honeysuckle**

These eight lodges provide single storey accommodation of open plan sitting/dining room and kitchen area, two bedrooms and bathroom.

Acorn, Sycamore, Rosebay and Honeysuckle all have a covered hot tub and woodland views. (Each sleep 4).

**The 1-bedroom lodge - Woodpecker**

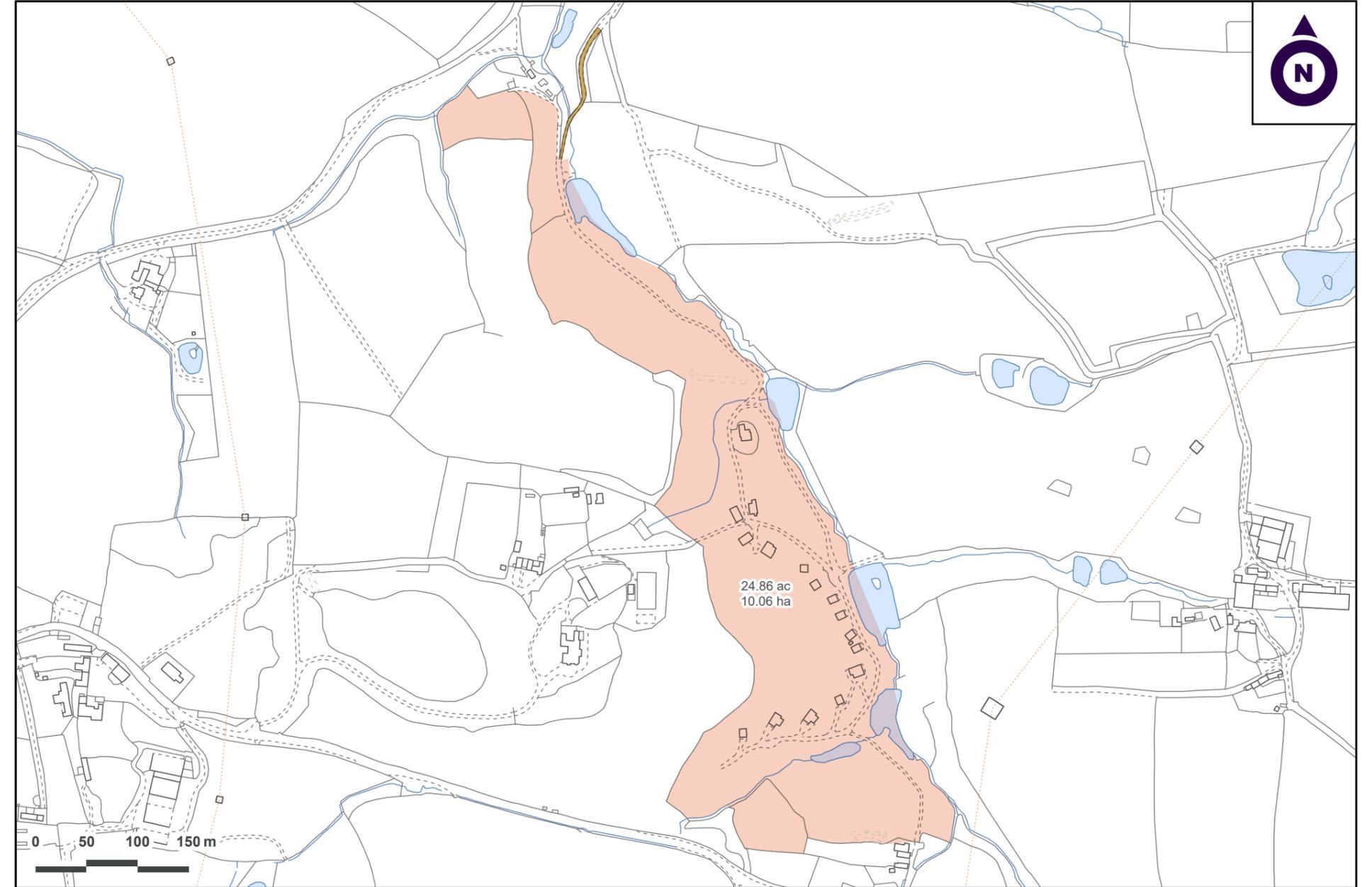
Two storey with accommodation comprising an open plan sitting/dining room and kitchen, bathroom, bedroom with balcony at first floor overlooking the lake and a veranda with outside seating and hot tub. (Sleeps 2).





### Outside

The lodges are set within a picturesque wooded valley, extending in total to about 24.86 acres including four lakes which are stocked with coarse fish.





### 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.

### Services

The lodges and house are serviced by mains water and a further private supply from a borehole, mains electricity and private drainage.

In addition, Bulworthy Forest House and the lodges are serviced by oil-fired central heating.

### Rateable Value

According to the Valuation Office website, the premises has a rateable value of £43,200. Interested parties are advised to make their own enquiries.

### Local Authority

Torrige District Council  
[www.torrige.gov.uk](http://www.torrige.gov.uk)

### Viewings

Strictly by appointment with agents  
 Carter Jonas, 01823 428590.



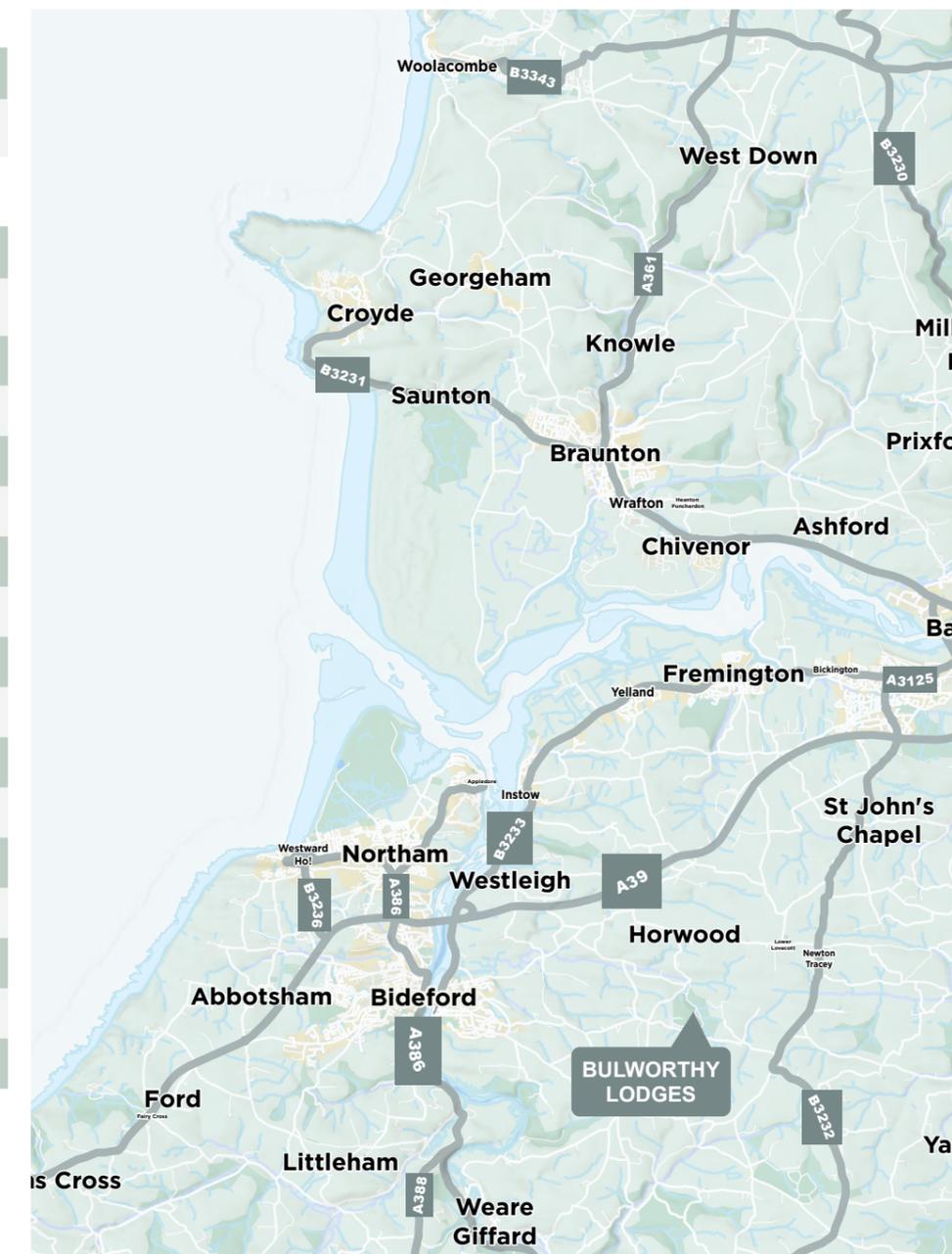
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### Council Tax

Building	Band
Bulworthy Forest House	D

### EPC Ratings

Building	Rating
Bulworthy Forest House	C
Woodpecker	D
Acorn	C
Sycamore	C
Honeysuckle	C
Rosebay	C
Hideaway	C
Fishers Wood	C
Hunters Lodge	C
Otters Holt	C
Oakapple	D
Larches	D
Chestnut	D
Bluebell	D
Foxglove	C
Kingfisher	D





### Leisure

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07968 216 596 | [stephen.richards@carterjonas.co.uk](mailto:stephen.richards@carterjonas.co.uk)  
Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

### National Rural Agency

07880 084633 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)  
One Chapel Place, London W1G 0BG

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