



Goutisland and Grace Hill Holiday Cottages , Bideford, EX39 5FN

£1,000,000

Idyllic holiday complex with proven income and character farmhouse. An exceptional opportunity to acquire a successful and beautifully situated holiday complex set within approximately 6.5 acres of North Devon countryside.

Goutisland Holiday Complex + Equestrian Potential

A rare opportunity to acquire a beautifully positioned lifestyle property in the heart of North Devon, combining a substantial character home with an established and profitable holiday letting business.

At its heart, Goutisland is a charming Grade II Listed farmhouse, believed to date back to the Domesday Book. The main residence offers generous and versatile family accommodation, including a dining room, spacious sitting room, study, large kitchen/breakfast room, utility, wet room and additional storage. To the first floor are four well-proportioned double bedrooms, one benefitting from an en-suite, alongside a family bathroom. Externally, the farmhouse enjoys ample garden space to the rear and side, ideal for family use, entertaining, or simply enjoying the surrounding countryside.

This principal residence is perfectly complemented by a collection of four established holiday cottages, offering an attractive income stream of approximately £45,000 per annum. The accommodation includes:

Grace Barn – an impressive two-bedroom circular barn conversion (formerly The Roundhouse), featuring vaulted ceilings, exposed stonework and a bespoke kitchen

Hatters Cottage, Lily Cottage and Ivy Cottage – three charming one-bedroom cottages, each with character features, countryside views and private outdoor seating areas

All units are fully self-contained, well-presented and benefit from a consistent booking history with repeat guests.

In addition to the cottages, the property offers a growing glamping element, providing further lifestyle and income potential. The current owners have established a dedicated glamping area, complete with a large glamping tent and shared kitchen and bathroom facilities. This area is already connected to water and drainage, offering a strong foundation for further expansion should a purchaser wish to develop additional units.

The glamping operation, together with a shepherd's hut currently on site, generated an income of approximately £25,000 over the last year. It should be noted that the shepherd's hut is available by separate negotiation and is not included within the sale.

The wider grounds extend to approximately 6.5 acres, including a 5.4-acre paddock, offering excellent potential for equestrian use, smallholding, or further diversification. A range of traditional outbuildings provide scope for stabling, workshops

or additional accommodation (subject to any necessary consents).

Goutisland benefits from private water via a borehole with UV filtration, private drainage and oil-fired central heating, supporting a more self-sufficient, rural lifestyle. Its setting and layout lend themselves naturally to those seeking a balance between home, income and countryside living.

Located just 2 miles from Buckland Brewer and within easy reach of Great Torrington, Bideford and the North Devon coastline, the property offers the perfect blend of seclusion and accessibility. The surrounding area is well known for its walking, cycling, surfing and equestrian opportunities, with attractions such as RHS Rosemoor, the Tarka Trail and Westward Ho! beach nearby.

Goutisland presents a unique opportunity to acquire not just a home, but a lifestyle – whether that be a family residence with supplementary income, a fully managed holiday business, or a combination of both with scope to grow further.

Information

Age - 1930

Tenure - Freehold

Heating - Oil

Drainage - Septic Tank

Council Tax - Tax band - D

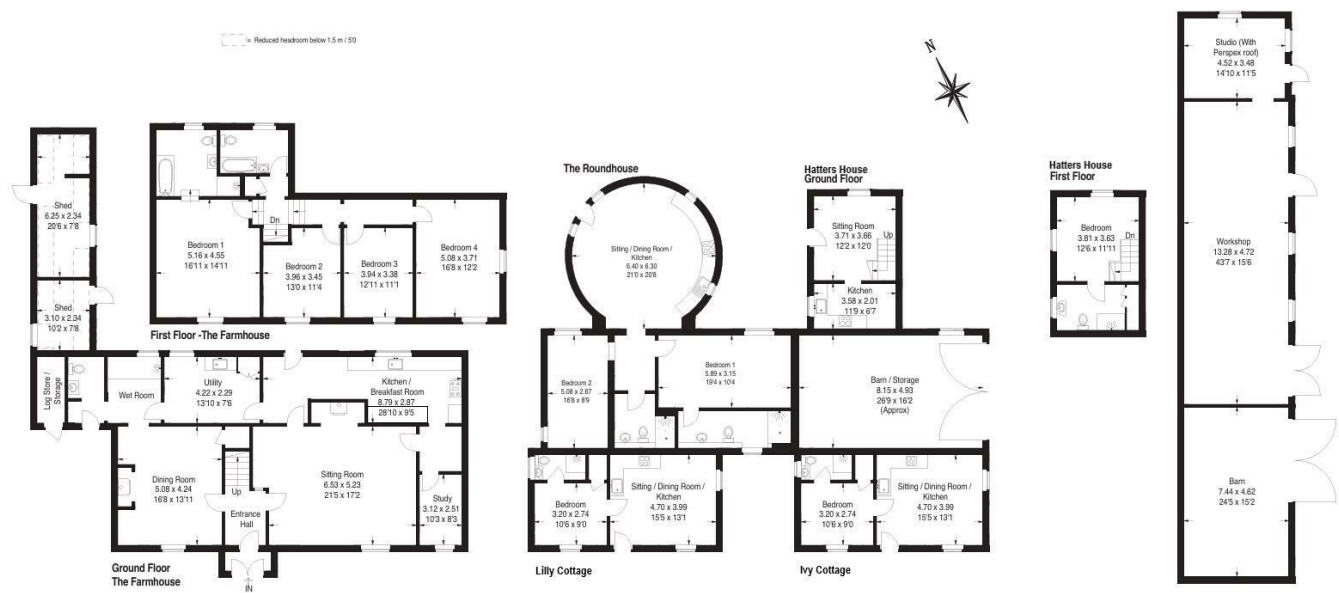
Note

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

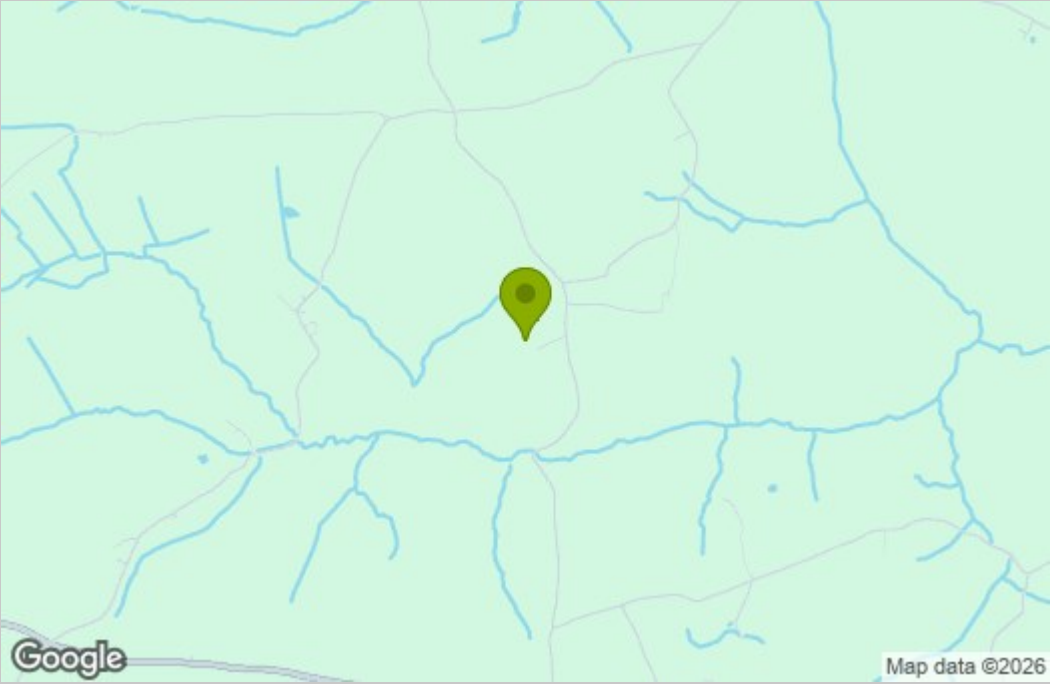
AML (Anti-Money Laundering)

In line with UK anti-money laundering regulations, all purchasers are required to complete an AML (Anti-Money Laundering) check. A charge of £36.00 per property transaction applies for this service. Please ensure all relevant parties provide the required information promptly to avoid any unnecessary delays to the transaction.

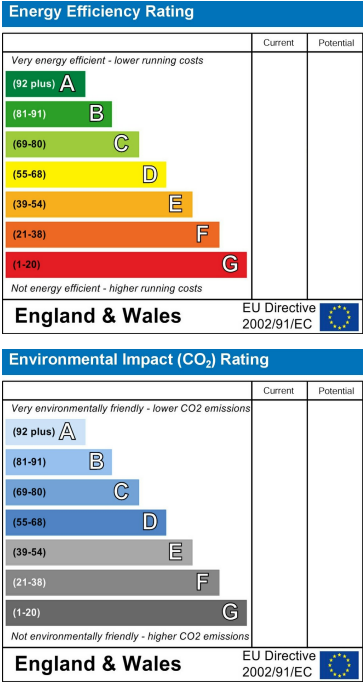
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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