



**For Sale**

OIEO £1.2m

Watermouth Lodges, Watermouth, Berrynarbor,  
Ilfracombe, Devon, EX34 9SJ

10.15 Acres  
(4.11 Hectares)



# Summary

- Sea facing lodge park within a woodland setting
- 42 lodges with 15 believed to be sold on long lease/licences, paying ground rents
- Reception complex with bar, restaurant and soft play
- 10.15 acre site
- 3 bed owner house
- Lodges range from 1-4 beds
- Open views over Watermouth Cove
- Former leisure complex

## Location:

Watermouth Lodges are situated close to the villages of Berryarbor and Combe Martin, a few miles to the North of Ilfracombe, on the North Devon coast and close to Exmoor National Park. It is a popular tourist destination with main attractions nearby.

The nearest town is Ilfracombe, being a coastal town and fishing port with a population of approximately 11,000. The nearest major centre is Barnstaple,

approximately twelve miles to the south with branch line rail links to Exeter. Road communications are via the North Devon link road, which connects with the national motorway network at Tiverton.

The site is accessed via a shared driveway to Watermouth Castle. The access is opposite Watermouth Harbour and Sexton's Burrow, both of which provide a scenic background.

## Description:

Watermouth Lodges are set within a scenic woodland setting overlooking Sexton's Burrow and Watermouth Cove. The park comprises a holiday lodge site with 42 lodges, with a number believed to be privately owned and paying ground rents.

Communal amenities include a bar and restaurant, indoor and outdoor play areas and outdoor swimming pool. In addition, there is an owner's 3 bed house and former pool complex. The site slopes up from the North East to the highest point in the South West. The development is terraced with three main rows of lodges to the top of the site. The reception building is located at the bottom of the site. The lodges are bordered on the South by woods which also border the Watermouth Castle Estate.

## Accommodation:

The communal reception building is timber clad with a bar, restaurant, kitchen, stores, children's soft play area, and communal WC facilities. To the outside of the restaurant area is a timber decked terrace with outdoor swimming pool and WCs, a children's outdoor play area and a fire pit seating area. In addition and within the complex there is an enclosed tarmac tennis court/football pitch, meeting room and a number of parking areas within the landscaped design. Each lodge has a designated parking space.

The site owner accommodation adjoins the reception building and comprises an open plan kitchen/diner, office, WC and sitting room on the ground floor and a first floor galleried landing with three bedrooms and bathroom WC.

The lodges range from 1 bedroom to 4 bedroom and we understand the majority were built in the late 1980's / early 1990's with the remainder built between 2005 - 2007. There are 2x 4 bed, 12x 3 bed, 26x 2 bed and 2x 1bed.

The Lodges provide fully fitted kitchens and bathrooms, some with ensembles, open plan kitchens, sitting and dining rooms. In addition, the Lodges provide decked terraces or gardens outside. In essence they all provide well maintained single storey, self catering holiday accommodation.

We have measured a number of lodges as below. All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

### Lodge 1 (73.23sqm/788sqf)

Open plan living room, twin bedroom, shower room, double bedroom, master bedroom, ensuite bathroom and outside terrace with hot tub?

### Lodge 15 (35.17sqm/378sqf)

Open plan living room, twin bedroom and double bedroom and bathroom, semi-detached unit.

### Lodge 16 (45.43sqm/489sqf)

Open plan living room, double bedroom, ensuite bathroom and shower room.

### Lodge 3 (65.80sqm/780sqf)

Open plan living room, double bedroom, twin bedroom and bathroom.

### Lodge 33 (59.60sqm/641sqf)

Open plan living room, double bedroom, twin bedroom, bathroom. Semi-detached unit.

### Lodge 41 (79.35sqm/854sqf)

Double bedroom x 2, twin bedroom, shower room, open plan living room.

### Lodge 44 (109.44sqm/ 1,178sqf)

Open plan living, two twin bedrooms, one double master bedroom with family bathroom and ensuite bathroom to main bedroom. Open plan living room. timber decked surround with covered hot tub outside.

The site extends to 10.15 acres (4.11 hectares) which include woodlands and amenity work sheds.

Number of bedrooms	Number of Lodges
4	2
3	12
2	26
1	2

## Services:

We understand that mains electricity, gas and water and private drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

B (49)

## Planning:

We understand that the site provides holiday letting accommodation for 11 months of the year.

There is a tree preservation order for Berrynarbour which covers the site and it is within a National Landscape location (formerly an Area of Outstanding Natural Beauty).

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £61,500. Rates payable are £34,132.50 for the year 2025/6. Existing support to hospitality sector provides for 40% relief on rates payable from March 2025 until February 2027.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

### Terms:

Acting on behalf of the LPA Receiver, Watermouth Lodge Park is available freehold subject to the ground rent leases. The park provides income through direct lettings and ground rents, plus food and beverage sales. The site is available to include trade inventory and transfer of the premise licence. Draft accounts are available subject to a non-disclosure agreement. The site is currently closed.

Guide price £1.2m with all offers to be submitted in writing. Offers must include the purchase name, proof of funds and solicitor details.

### Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

### Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

### VAT:

All figures quoted are exclusive of VAT if applicable. Please note that the property is opted to tax and VAT will apply.

### Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

#### CONTACT THE AGENT

##### Mike Easton

Tel: **07527 388045**

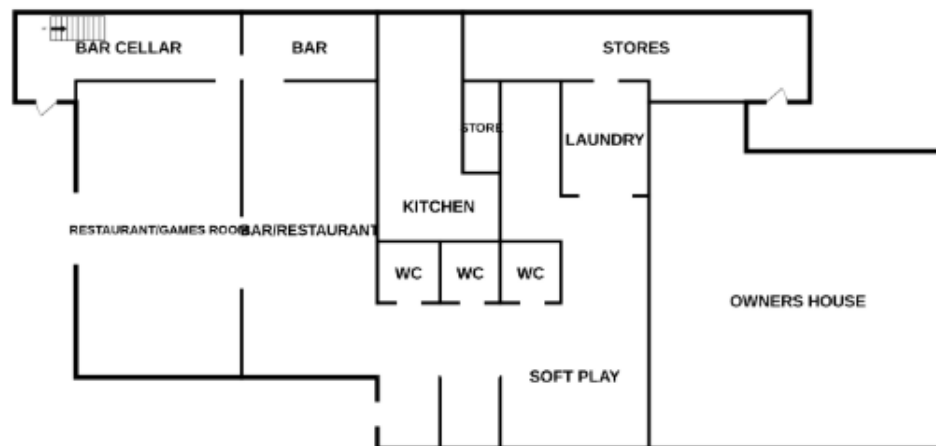
Email: [measton@vickeryholman.com](mailto:measton@vickeryholman.com)

##### Main Office

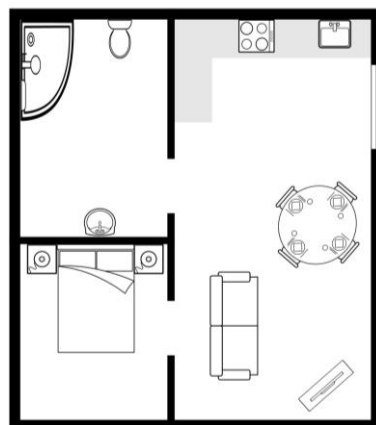
Tel: 01392 203010

##### Exeter Office

Balliol House, Southernhay Gardens,  
Exeter, Devon, EX1 1NP



*Reception Building Floor Plan*



*Example 1 Bed Floor Plan*

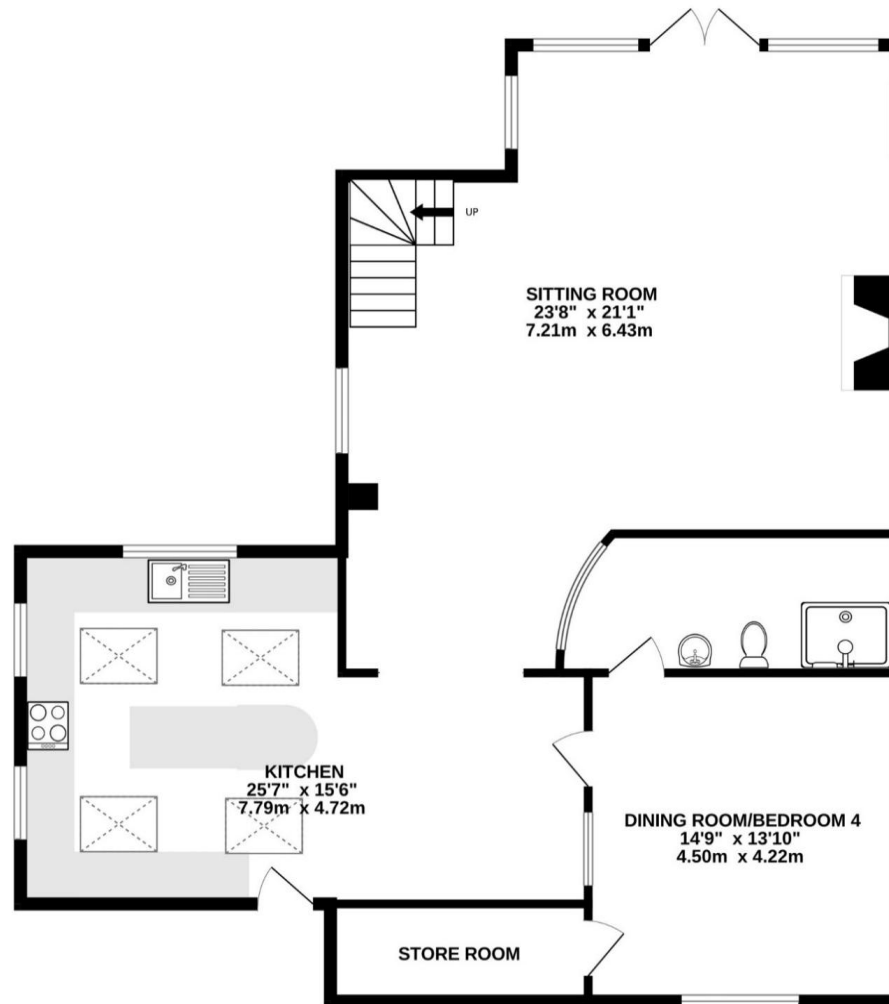


*Example 2 Bed Floor Plan*

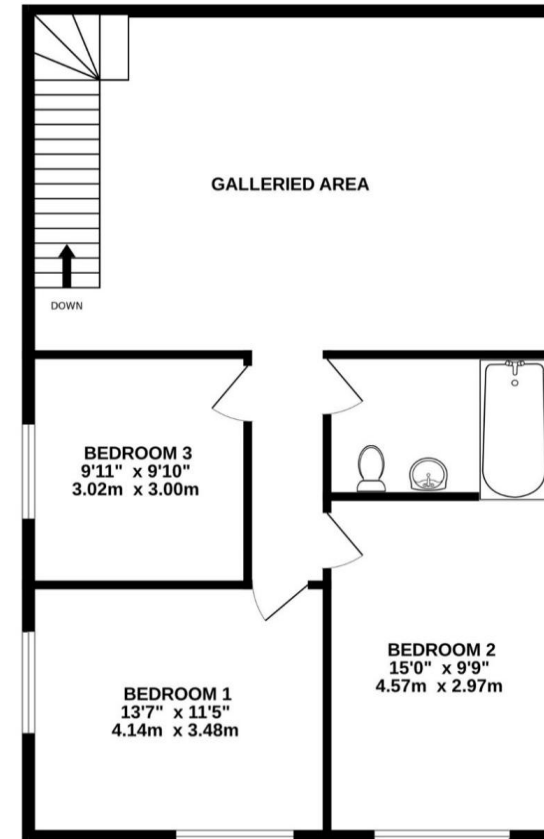


*Example 3 Bed Floor Plan*

GROUND FLOOR  
1246 sq.ft. (115.7 sq.m.) approx.



1ST FLOOR  
882 sq.ft. (82.0 sq.m.) approx.



## Owner's House



